



Summer Fun in Kensington Square

The kids at Kensington Square Apartments have had a really active summer. Each week, the young residents were taken on trips to parks, the beach and more. Here are some of this summer's highlights.

On July 24, a group of lucky children visited Maltby Lakes in West Haven CT. **Stacy Spell**, (pictured at left with young boy), community life coordinator at Kensington Square, taught the children how to bait their hooks and how to cast their fishing rods. For some, it was their first fishing trip. The kids caught a number of fish that were released back into the water. One resident caught a large bass.



Building progress at Chapel and Howe

Progress photo taken end of September. The 2nd floor is being framed out now; four more floors to be built above.



Good news for Dimeo

Dimeo Construction Company has been selected by Yale as general contractor and will begin work in February on the two new residential colleges on Prospect Street. Above is a rendering from R.A.M. Stern, project architect. Dimeo's New Haven office is located on the same block as the CW office.



Ernest Borgnine



Al Capp



Simeon Jocelyn



Michael Bolton

Four new Notables

The four new "New Haven Notables" banners that have gone up on Howe Street between George & Crown

Tidbits by Vin Romei

"I studied a long time to become a doctor but I didn't have any patience."

The former **Sullivan's** is going to be quite a spot. Taking a little longer than anticipated but it will be well worth the wait. Very exciting.

The tree trimming program is getting under way. Also, we expect URI to begin planting more trees in October.

The fiber optics cable for the Security Camera Program is installed. We are waiting on the powers that be to move it along. We are very anxious to get this **long developing project** completed. **Safety, security, and quality of life** have always been our top priority.

The current copy of Connecticut Magazine indicates that **Heirloom** at the **The Study** was *also* named the Expert's pick for "**Best Brunch**" and "**Best Hotel Dining.**" Congrats to all involved. Ditto for **Miya's** as the Experts picked it for "**Best Sushi.**" Who else but Bun...

"His mother should have thrown him away and kept the stork." -Mae West

'Til next time, Vin Romei



Chapel West News 9/14



Rimagé Salon and Spa was established in 1984. After spending 7 years on College Street, owner and artistic director **Len Yanavich** relocated his business to the Chapel West district in 1990. Services range from haircutting and haircolor to infra-red healing sauna, massage, nails, and scalp treatments. The

salon has focused on providing beauty and fashion recommendations, but also natural sources of products aimed at anti-aging, healthy lifestyle choices and over all wellness.

At Rimagé you will connect with a family of loving, caring people who happen to be hairdressers, skin care specialists and massage therapists as

well as great friends. The salon invites all its neighbors to download a \$10 coupon for their first visit at www.rimagesalon.com, or call 203.562.4247 to have one sent in the mail, as a way of saying welcome, and thank you for the opportunity to serve your needs.

Rimagé is located at 1210 Chapel St.



Infra Eco Logi Urbanism

Yale School of Architecture, 2nd fl. space
With a focus on the Great Lakes Mega-region--specifically Toronto, Chicago, and Detroit.... RVTR imagines a near future and also a present condition in which traditional notions of metropolitan boundaries must be questioned, a future in which we can no longer reasonably address issues related to singular metropolitan areas, but instead must address those of an entire region. The exhibition is free of charge, open to the public 9-5 until November 20, 2014.



Mini Mart Renovations

Renovations to Mini Mart are nearing completion. The new tile floor is in, as well as a new drop ceiling, new food cabinets, and a new seven-bay freezer/cooler, completing the additions to the market. Co-owners **Varinder** and **Tejinder Singh** are shown here in their freshly updated store.



Hair Niche

Nancy Delgado of Hair Niche has been a fixture at the **Duncan Hotel** for the last eight years. She has brought a bit of class to Chapel West and does both hairdressing and haircuts for men and women. Nancy has been plying her trade in New Haven for approximately 35 years. She is well-liked by all and we are lucky to have her in our Chapel West District.



31 Years on the Block

From **David E. Tolles**: "I came to 1214 Chapel, Haddon Hall, in 1983 from Norton St. The following year Arnie Lehrer bought the building, and I stayed year to year. Back then, Chapel, between Park and Howe was considered 'marginal' at best, with Chapel and Howe as a bustling drug and 'Red Light District'. Through the years, with the hard work of landlords, Arnie, Lenny of Rimagé, the later-formed Chapel West Special Services District, the Police and Yale, the block blossomed into a viable place to live. **Today, we see a revitalized neighborhood, attracting merchants, students and people from all walks of life.**"

Tidbits by Vin Romei

"In a democracy, it's your vote that counts; in feudalism, it's your count that votes."

Congrats to **Steve Kovel** for **Hull's** being named "**Best Art Supplies Shop**" in the latest issue of Connecticut Magazine. The **Study at Yale** got the nod for "**Best Hotel Bar**"; **G.M. Anthony M.** and staff run a five star operation and do a great job.

The former **Sullivan's** should be finished with renovations by the end of September. **Joel Schiavone's** former **Desmos Society** is looking for a completion date of 11/1/14. The last information has **Randy Salvatore's** project at the corner of Chapel and Howe slated to be finished by 9/1/15. We are very excited about all of the development that is going on and we are looking forward to more to come.

Latest murals to go up are all on Howe Street and they're beauties. There is one of **Al Capp** with his character "Lil' Abner". Then we have **Ernest Borgnine** with a portrait from *McHale's Navy*. We have also erected one of **Simeon Jocelyn** for whom Jocelyn Park is named. The artwork is really terrific.

We expect mums and other flowers to be installed this weekend. Can't wait to see the colorful plantings again. Is autumn here already??

"Acupuncture: a jab well done."

'Til next time, Vin Romei



Self-portrait created by **Woody Ford**, Chapel West's favorite photographer and banner-supplier who is continuing his convalescence at Masonicare in Wallingford. There, he is delighted to host visitors.



Popular dishes around CW's east end - Part I

The Tempesto Sandwich

fresh mozzarella, basil pesto, tomatoes and house basalmic vinaigrette on a ciabatta roll

Served at **The Book Trader Cafe** • 203.787.6147 • booktraderat Yale.com

Chicken Kebab

char grilled marinated chicken, onion, pepper, tomatoes with rice and salad

Served at **Chaps Grille** • 203.777.3111 • chapsgrille.com

Northeast Sea Scallops

with caramelized spaghetti squash, sage, capers, citrus and sultanas

Served at **Heirloom** • 203.503.3919 • heirloomnewhaven.com

Fresh Tomato Pizza

white pizza with mozzarella cheese, garlic, Parmesan cheese, oregano, basil and fresh tomatoes

Served at **Est Est Est Pizza** • 203.777.2059 • estestestpizza.com

Chicken Pad Thai

stir-fried with egg, bean sprouts, scallions and ground peanuts

Served at **Thai Taste** • 203.776.9802 • thaitastenewhaven.com

Advocado and Cheese Sandwich

advocado, cheese, and tomato on bread

Served at **J&B Deli** • 203.773.0709

Chocolate Chunk Cookie

packed with chunks of rich, soft chocolate

Served at **Insomnia Cookies** • 203.772.7822 • insomniacookies.com

We're always interested in new stories and tidbits!
cwssd Telephone: 203-787-3000

Vin Romei, Pres. romeiroman@aol.com
Brian McGrath, Bus. Mgr. chapeldistrict@aol.com



Chapel West News 7/14



MEET YOUR NEIGHBORS

Leah Whelan joins Chapel Medical Group

This past May, Chapel Medical Group welcomed **Leah Whelan, APRN** to the practice joining Drs. Sunil Menon, Patrick Asiedu, and Wayne Warren.

Leah completed her training as a nurse practitioner at Mass General Hospital in Boston, MA. Her interests include diabetes management and geriatrics. Leah is currently accepting new patients.

The Chapel Medical Group has been in practice, in New Haven since 1958. Today it is located at **1308 Chapel Street**.

Athwal family school news

Gurbeer Athwal begins 6th grade this fall having received from CHET (Connecticut Higher Education Trust) a \$500 scholarship this year.

Parmiot Athwal, finished with high honors at Eli Whitney Technical High School in June. He also played tackle for the **Screaming Owls** football team. This fall he starts at Gateway College with the intent of transferring to UConn, and finishing with a chemical engineering degree in four years.

Jagdev Athwal, owner of **India Palace Restaurant** on Howe Street, is now in his 18th year of business. The Palace has a full Indian menu and many interesting beers. It's buffet luncheon continues to be a big draw.

The Athwals are yet another example of a Chapel West family who have made a success in their new home, America.



from left to right: Gurbeer, Jagdev, and Parmiot Athwal.

Story from the New Haven Independent.

by Paul Bass, July 24, 2014



NHPD Officer Arpad Tolnay (photo by Paul Bass)

Officer **Arpad Tolnay** said he "got lucky" and ended up catching two alleged carjackers believed to have attacked a Yale doctor. . .

He just happened to spot two teens with hooded sweatshirts crossing the street. He just happened to match their appearances with that of two suspects he'd been looking for. He just happened to stop them and discover a trail of evidence. . .

He was at the right time at the right place, he insisted.... Tolnay's superiors disagree that he simply got lucky. They say that his apprehension . . . demonstrates a keen combination of observation powers, "street sense," and dot-connecting that Tolnay has honed in his 16 years as a New Haven patrol officer. . .

Sergeant Torquati spoke of the way Tolnay "talks to folks."... Arp's got this uncanny ability to communicate on many levels. He speaks multiple languages. He's got his own street sense."

"Clearly," Torquati added, "he pays attention."



The future Senior Society building before moving to its new location (photo by Rod Topping)



A progress photo of work being done on the new apartments, taken July 29.



Chapel West gets wired up with Fiber Optics. Cameras to follow soon.



Woody Ford at Gaylord
"Our prayers and thoughts are with you daily. Get better. We need you." - Vin

Tidbits by Vin Romei

"I became a professional fisherman, but discovered I couldn't live on my NET income."

Tree planting programs with URI is to continue in the fall. Pruning starts shortly. There is great cooperation between Parks and Rec, URI, and **CHAPEL WEST** for the entire project. We are very excited for our district.

The **Sullivan's** location hopes to complete renovations by mid to late August. Omer Ipec always does a great, 1st class job. We can't wait to see the finished restaurant.

Mini-Mart Market on Chapel Street is completely remodeling the interior of their store. Nick and Varinder run a good operation. With the aid of a recently installed security camera, they nabbed a homeless person who was sleeping in and messing up the back of their building. Three cheers for **SECURITY CAMERAS**.

I have never killed a man, but I have read many obituaries with great pleasure.

- Clarence Darrow"

Best, Vin Romei



CW planters with boxwood, vinca vine, and petunias

We're always interested in new stories and tidbits!

cwssd Telephone: 203-787-3000

Vin Romei, Pres. romeiroman@aol.com

Brian McGrath, Bus. Mgr. chapeldistrict@aol.com



Chapel West News 6/14



New Apartments and Secret Society Headed To Chapel Street

Thomas MacMillian,
New Haven Independent
June 13

With a 19th-century house floating above ground to their right, city officials lifted shovels of dirt to salute the 21st century building underway below ground to their left.

That was the scene Thursday afternoon (6/12) at a press conference at the corner of **Chapel and Howe streets**, where the mayor joined with city lawmakers, local officials, and developer **Randy Salvatore** to celebrate the construction of a new mixed-use apartment building (rendering pictured above).

Construction has already commenced at the site. Workers are setting the foundation for the five-story building, which will have 132 market-rate rental apartments and 4,326 square feet of retail space on the first floor.

Just yards away, a historic home has been jacked up and rests on piers, awaiting a 50-foot move. The 1890s house is being preserved and shifted just a small distance west on Chapel Street, to make way for the apartment building. The house will be the new home of the Lincoln Society, one of Yale's "secret" senior clubs. Salvatore said his brother first showed him the opportunity. He considered the market: a city with the nation's lowest vacancy rate, a one-acre lot on the edge of Yale University.

Salvatore's new building was hailed... by economic development chief **Matthew Nemerson**, Mayor **Toni Harp**, Alder **Frank Douglass**, Alder **Richard Furlow**, and **Brian McGrath**, former city traffic tsar, now second in command at the Chapel West Special Services District. He predicted that the building's construction will be the beginning of a snowball of development in the area. It will be like the 9th Square, where the first investment took years, and then it took off, McGrath said.



From left to right: Nemerson, Romei, Harp, Salvatore, Douglass, and Furlow breaking ground



Vinny Gagliardi (above, taken by Virginia Blaisdell) and his diner Gag's (below, taken by Cesar Torres)



A bit about Gag's

"Starting in 1975, Gag Jr.'s graced the corner of Chapel and Park Streets, serving breakfast and lunch.

Gagliardi's father, **Antonio**, began a café in 1920 at **74 Greene Street**, and it was

known for serving hot sandwiches. Antonio began working with his father and, eventually, opened his own place on Broadway, called Gag Jr.'s. After its move to Chapel Street, nearby the Yale Repertory Theater, Gag Jr.'s began to have its own rep for being the place to hang out.

Over the years, up-and-coming actors like Meryl Streep, James Earl Jones, and Christopher Walken, have signed their photographs, which eventually lined every corner of the little diner. In 1989, the family consolidated their energy into Gag's Liquor Store next door, and the old luncheonette closed for good. Today, the corner signs that honor the tradition were set up by **Vinnie and Mary...**

Text and photos taken from *Legendary Locals of New Haven* written by Colin M. Caplan, published in 2013. Photographs courtesy of Nick Boldano.

A Farewell to Geraldine's... 35 years and counting



Beautiful bouquet for Geraldine's final day



Geraldine says goodbye.



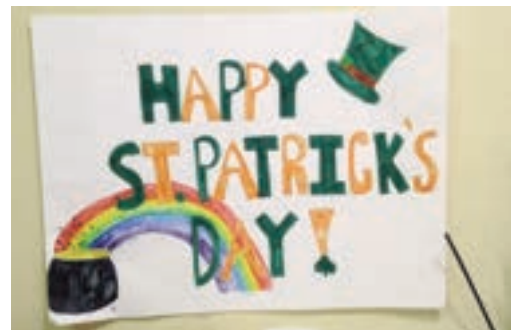
Jim and CW's lovable retriever, Sandy.



Extraordinary Linzer tortes and cookies... suggesting Geraldine's next career?



11 years of memories at Geraldine's.



Geraldine, thanks for everything. We will miss you, your guidance and satire. You, Jim and Sandy made Chapel West a better place to be.

Good luck and stay healthy.

We're always interested in new stories and tidbits!
cwssd Telephone: 203-787-3000
Vin Romei, Pres. romeiroman@aol.com
Brian McGrath, Bus. Mgr. chapeldistrict@aol.com



Chapel West News 5/14

Summer plantings begin

Street-scape work has started on our summer plantings in the concrete flower/shrub containers. **Mark Esposito and his crew** (at right) have done a marvelous job. We are doing something a little different this year that should look beautiful and last longer. We are planting **Boxwood shrubs** in all of the concrete containers. They don't have to be replaced every year and will look great. We are then planting our regular array of summer flowers in the whiskey barrels. The color and contrast will look wonderful. I can't wait until they are finished! I think you will be as excited as I am about the changes.



Seasonal flowers planted around Boxwood Shrub.



Margaret Carmalt plants a ginkgo tree on Chapel St.



FES crew members Raul Ayala and Rachelle Graham working on Chapel St

Yale Foresters plant new trees at Chapel and Day

Our Tree Program is becoming a reality. Our partner, the **Yale School of Forestry and Environmental Studies (FES)**, under the direction of **Colleen Murphy-Dunning**, Program Director of Urban Resource Initiative (URI), has already planted nine trees. We are working with **Parks & Rec** and our local Alders on the pruning and removals. There will be even more trees planted in the fall. Chapel West is taking on the responsibility of watering. There were over 400 trees, stumps and planting sites inventoried and prioritized by condition, pruning requirements, and a few slated for removal because of diseases. Just another important project Chapel West has undertaken to improve the quality of the District.



Murphy-Dunning



Vin helping out with the initial tree-watering in this photo taken on Day Street. Each tree requires 25 gallons of water per week for the first three years after planting.



Chapel West News 3/14

Around the District



Christina Rossetti of Pike International

Brian and Vin met with **Christina Rossetti**, recently named Director of Operations at **Pike International**. They have started a program to provide major facelifts and interior renovations to their numerous properties. They are committed to working with Chapel West and plan to further expand their investments in our area. Pike Intl. is one of our largest property owners and we are delighted with their enthusiasm and anxious to work together to improve the quality of life in our District.



Antonio Giano plays in All-American Bowl

Antonio, whose father is **Anthony Giano** and whose grandfather is Chapel West Commissioner **D.J. Ornato**, played in the Eastbay Youth All-American Bowl this past January in the Alamo Dome in San Antonio, Texas. He was chosen as one of the Nation's top seventh grade players and was one of four line-backers picked for the East team. In the large photo Antonio poses with **Ct. Director Ron Marsilio**. In the smaller photo he is pictured with **Eric Richards** National Recruiting Director for Eastbay Youth All-American Bowl.

Some of the properties purchased by Pike International in the CWSS District



1401 Chapel Street



402 Crown Street / 45 Howe Street



17 Edgewood Ave



170-172 Park Street



1367 Chapel Street



21 Edgewood Ave



165 Park Street



1447 Chapel Street



1375 Chapel Street



455 George Street



Then and now photographs of Howe St buildings

Kurvin Council funeral home in photos from yesterday and today. Other buildings in the top photograph were torn down for apartments on the west side of Howe St. The top photograph is currently on display in the Chapel West window with a selection of prints from the **Joe Taylor** collection.

Proposed plan for the replacement and care of Chapel West trees



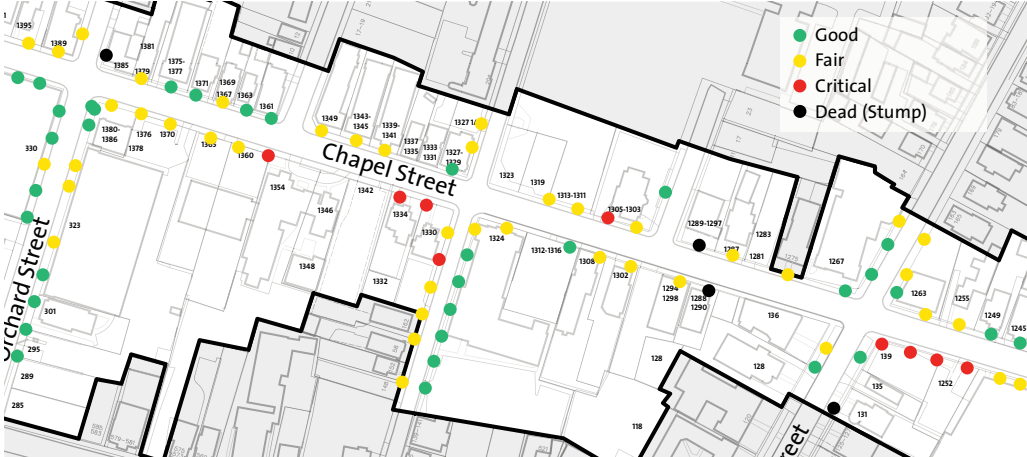
Ginkgo



Cherry/Plum



Elm



Trees around the District

We're beginning a project to inventory every tree in the district, tag it and create a computerized disc file describing the condition and future of each. Any tree that has to be taken down will be replaced by one more suited for that location. We're working with Yale School of Forestry and New Haven Parks and Rec who will help to replace the trees as needed. This is a longer term project that we will allocate funds for as they become available.



Dogwood



Norway Maple



Sweetgum

Request a free street tree today!

From **Colleen Murphy-Dunning**: Thanks to a partnership with the **City of New Haven's Parks, Recreation and Trees Department**, we are happy to plant street trees for New Haven

residents with the URI's (Urban Resources Initiative) GreenSkills crews. Go to: <http://www.environment.yale.edu/uri/get-involved/plant-your-own-tree/>

to request trees for your curb strip or front yard. In return for the free tree, your only commitment is watering the newly planted tree (or trees).



Honey Locust



Japanese Lilac



London Planetree

Tidbits by Vin Romei

Chapel West in the news

There was a nice article in the **NH Register** on **Fred Parris of The Five Satins**, who are on one of our Notables banners on Crown Street.



There was also an article on **Sgt. Steve Torquati** and his "Rookie" squad doing great police work in the Dwight-CW area. Keep up the good work, Steve!

Plus, in the **Daily Nutmeg** there is a terrific write up on our own **Strong Cohen (Tom and Marjorie)** and the wonderful work they do for



Sgt. Steven Torquati

Chapel West and Yale University. Tom is on our board and he and his staff work hard to bring out the best Chapel West has to offer. We couldn't do it without them. A mighty thanks guys. *Vin Romei*

We're always interested in new stories and tidbits!
 cwssd Telephone: 203-787-3000
 Vin Romei, Pres. romeiroman@aol.com
 Brian McGrath, Bus. Mgr. chapeldistrict@aol.com



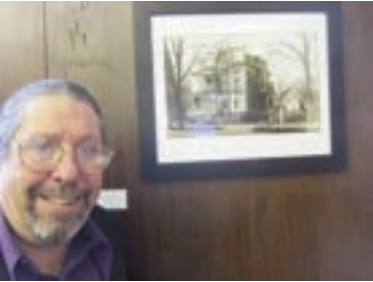
Chapel West News 12/13

Chapel West Holiday Party as captured by Arnie Lehrer & Woody Ford



The annual Holiday party was again hosted at Rudy's and was the usual success. Chapel West supporters, past and present, showed up as always. **Top Notch Trio**, Chapel West's jazz band, is so good, they now have the gig permanently!

Art Show at the Y



Community Builders and the YMCA held a gala celebration of the completed renovations to the 52 Howe St. YMCA building. The party was held in the Community Room and guests were pleased and surprised by the art show exhibiting the works of local

artists **Bill Saunders, Chris Randall, John Keefer, Rob Greenberg, and Paul Duda**. Thanks to the YMCA, this space will be used as an art gallery from time to time. The grand opening of the Christmas art show was held on December 21st. Each night at 7-9 pm thereafter will be another opening, until Dec.31st.

Around the District

Hanging the Holiday Banner



Chapel West decided to try over the street holiday banners this year. Our friends at Traffic and Parking have already erected one over Howe St at Chapel, and a second has just gone up at Chapel and Park.

We're always interested in new stories and tidbits!

cwssd Telephone: 203-787-3000

Vin Romei, Pres. romeiroman@aol.com

Brian McGrath, Bus. Mgr. chapeldistrict@aol.com

Winter Display in Flower Boxes



Mark Esposito (Mae Landscaping) with his son **Justin** admiring the CW planters they just completed filling with winter foliage.

The Stamp Club Rental of CW



Stamp design by Christopher Pullman

The Chapel West Special Services District has invited the **New Haven Philatelic Society** to use our offices at 1205 Chapel as their Tuesday night meeting space. The Society is a venerable New Haven institution, celebrating its 100th year of existence in 2014. The Society holds the distinction of being the the longest continuously meeting weekly stamp club in the USA. If any readers are interested in joining fellow stamp collectors, **stop by a meeting any Tuesday night.**

Sullivan's Renovation



The building at 1166 Chapel which housed the restaurant formerly known as **Sullivan's** is being renovated. Expect to see a top quality restaurant, under new ownership, to open soon. We don't have a name yet.

Tidbits by Vin Romei

"I used to think I was indecisive, but now I'm not sure."

CHAPEL WEST SPECIAL SERVICES DISTRICT - a reflection

As a business improvement district (BID) funded by a surtax on property in the west side of downtown New Haven and the Chapel/Howe/Dwight neighborhood, **Chapel West** works to improve property, business, and residential ownership values by making its portion of New Haven an internationally competitive urban environment in which to live, work, learn, heal and play. Our core programs include clean, and safe, events and promotions, economic prosperity and advocacy and community outreach and engagement. **"Linking the Neighborhood."**

"I know a guy who was addicted to brake fluid. He says he can STOP any time."

Happy Holidays to all! - Vin & Brian



Chapel West News 10/13

New CW Board Member



Mr. Michael D. Holmes, Senior Vice President for Operations and Saint Raphael Campus Chief Integration Officer is an experienced executive with over 25 years of experience in senior leadership positions in multi-hospital Catholic healthcare systems. He served as the **Executive Vice President and Chief Operating Officer** at **Franciscan St. James Health** in Chicago, managing the daily operations of a two-hospital integrated delivery system. Prior leadership appointments include **Chief Operating Officer** positions with **Ascension Health** and **Trinity Health**. Michael holds a Bachelor of Science in Public Health Administration from Indiana University and a Master of Science in Administration from the University of Notre Dame. Michael and his wife **Renee** have two children, **Justin**, 9 and **Nicole**, 10.

Michael has vast experience with neighborhood associations including the **Neighborhood Housing Association**, **Habitat for Humanity**, **Big Brothers Big Sisters** and **Neighborhood Watch** groups.

Sgt. Torquati takes command in CW



Sergeant Steven Torquati is a 12 year veteran of the New Haven Police Department. He started his career with the Department on a walking beat within the Dwight/Chapel District. While assigned to the **Uniformed Services Division**, he had assignments in the **Narcotics Unit**, **Sex/Bias Unit**, and **ID-NET (Information Driven - Neighborhood Enforcement Team)**. He was promoted to Detective in February of 2008 where he served with the **Tactical Narcotics Unit** and the **Major Crimes Unit**. During his time in TNU he investigated narcotics trafficking and worked with agencies such as the **ATF**, the **FBI**, and the **DEA**.

He was promoted to the rank of Sergeant in February of 2013 where he served in the Uniformed Services Division. Currently he is the **District Manager for Dwight/Chapel District**, a post which he took command of in June of 2013. He is a member of the **New Haven Police Special Weapons and Tactics team (SWAT)**. He is also an active member of the **New Haven Police ice hockey team**. He attended Quinnipiac University where he received a Bachelors Degree in Political Science with a Minor in History and a certificate in Diversity Studies. He is also former member of the United States Marine Corps.

Tidbits by Vin Romei



Did you know that England has no "kidney bank", but it does have a **LIVERPOOL**?

It's great to see all of the colorful mums throughout the District. Chapel West SSD is filing with the Board of Aldermen to become a Neighborhood Planning Agency. This will service to give us legal status to comment and have a say in all zoning matters in our District.



Sgt. Steve Torquati has reported to us that the extra patrolling of NHPD officers that we have authorized is being well received by tenants and merchants within CW. Good job by Sgt. Steve and his squad.



We're still awaiting the development of the Neighborhood security camera project. This is really important to support a safe and secure feeling in the area.

Do you know why the Indians were here first? They had **RESERVATIONS!**

Local Zinnias are Winners



These prize-winning zinnias were grown in **Dr. Ronald H. Delfini's** downtown New Haven office parking lot. He started them from seed at home. "Every year I look forward to them, and I hope that my patients enjoy them as much as I do." The zinnias were entered in the Chester Fair. Six of them were winners and the others were displayed at the Brag Board section of the judging.

7th Annual CW Cookout brings largest crowd ever



The cookout this year was the best attended ever. All of our regular friends were there and many new residents as well. Nearly all City departments, including the Mayor, showed up.

Food and drink was supplied as always by local vendors including Zachary's Package Store, Main Garden, Miya's, Kasbah Garden Cafe, Chap's Grille, Heirloom Restaurant and Pizza House. A few last minute items came from our own Stop and Shop on Whalley and from the

Guilford Mooring. This year was the first time we ran out of everything, but not until 2 minutes before closing. That was a feat of good timing for which the eaters do not get the credit. Music was supplied by our old friend **Charlie Salerno** and our new **Chapel Street Walgreens** provided all sorts of goodies for the guests. New businesses on the block such as the **Chapel Street Pharmacy** which is located at the corner of Chapel and Cofield Way were also in attendance.



Marco, who sells the New Haven Register at the corner Dunkin' Donuts on Chapel Street

Vin Romei, Pres. romeiroman@aol.com
 Brian McGrath, Bus. Mgr. chapeldistrict@aol.com



Chapel West News 9/13

Newly opened on Chapel Street



Chapel Street Pharmacy

Muralikrishna is the owner of the Chapel Street Pharmacy which is newly open for business as of July 15th. Kris is a firm believer in “**the independent alternative**” to big name chain store pharmacies; he states that the prices and quality of the products in his store are equally as good, if not better than those found in larger competitors’ stores. Kris also takes pride in the fact that the pharmacy services offered are done so with care for **each individual customer’s needs**, with little waiting in line, and with a friendly smile. The pharmacy, located at 1291 Chapel Street, can be reached by phone at 203-777.2227.



Tamara’s Beauty Salon

A brand new Dominican-style beauty salon has just opened on 1289 Chapel Street. Specialities include wash sets, color rinses, hair highlighting, twists and curls, regular haircuts, and eyebrow jobs (see more below). **Tamara** can be called at the number below to make an appointment.



Elaine Quinn (above with Vin) has been added to our Advisory Board. We are very fortunate to have someone with her Real Estate, Management, Inner City experience, and background join us. Elaine is a member of the Greater Dwight Development Corp. board as well as many others. We have a seat on their Board and it helps us to work with them. Our District and the Greater Dwight Neighborhood work closely on many projects. **A hearty welcome aboard, Elaine!**



Our new contact at City Hall for all things related to economic development is **LaToya Cowan** (above with Arnie). She comes to us from her last post at the Upper Manhattan Empowerment Zone. She is no stranger to the area, having graduated from Quinnipiac University School of Business. So far she has been in attendance at all Chapel West events and attends the monthly board meetings. Ms. Cowan fills the position in the Economic Development Administration once held by retiree **Tony Bialecki**.

Around the District

CW history murals on 19 switching boxes



The large green boxes that you see on many corners around the district contain the switching equipment for the traffic signals, the street lights and the surveillance cameras. These boxes used to attract their share of graffiti, and Chapel West crews paint them nearly every year. If you go look at the boxes today you will see beautiful color historic photos of old New Haven, especially scenes from the old Chapel and Dwight area.

New Haven Notables

The banner program has developed very well. We do have two more that we are looking to install but we need to find suitable locations. Any who would like a banner on their wall, please contact our office. It's amazing that these individuals were talented and skilled in "other" areas of life in addition to the ones that made them famous. A.C. Gilbert won a Gold Medal for pole vaulting at the 1908 London Olympics. Walter Camp graduated from Yale University and completed two years at Yale Medical School before going on to develop the rule changes that cast the foundation of modern football. Dr. Benjamin Spock was a member of the Yale rowing team that won at the Paris Olympics in 1924. We should all be proud of New Haven and Yale's heritage and contribution to society and the **development of the world.** - Vin Romei



These images are a lot nicer than a fresh coat of paint and are not attracting anything but compliments. Most of the pictures were borrowed from the collection of **Joe Taylor** (pictured right) of antique New Haven postcards and photographs. The project was conceived and directed by Strong Cohen Graphic Designers, one of Chapel West's businesses. This effort is part of the District's ongoing desire to make the public space in the neighborhood more interesting to the residents and visitors. The murals will soon be available for viewing at chapelwest.com.

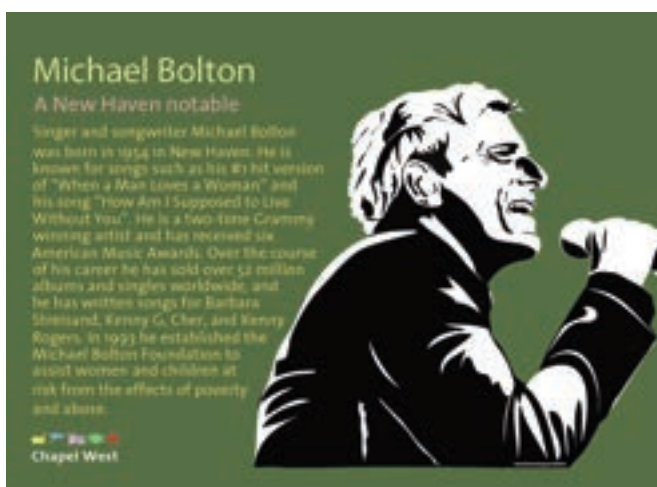
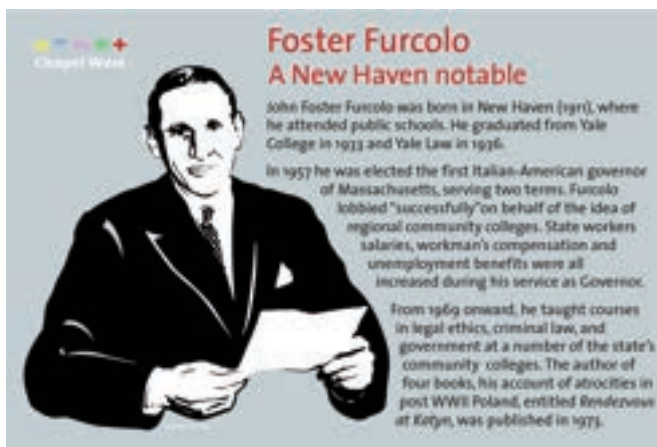


We're always interested in new stories and tidbits!

cwssd Telephone: 203-787-3000

Vin Romei, Pres. romeiroman@aol.com

Brian McGrath, Bus. Mgr. chapelwest@aol.com



Foster Furcolo and Michael Bolton banners in need of a suitable location.

One-ways to Go Away

The City has formed a coordinating committee to study the entire downtown street grid with the intention of identifying all those one way streets which can reasonably be converted to two way operations. The goal is to make navigation inside the downtown easier, especially for the many visitors who are not familiar with New Haven's pseudo grid system which can sometimes cause a motorist to travel 8 blocks just to go around a block. The study group will be professionally staffed and led by the engineering firm of Fuss and O'Neill.



Target streets for conversion to two way operations in the Chapel West area include York, Park, Howe, Dwight, Crown, George, and one block of Elm. After technical studies, counts, and measurements are complete a series of public meetings will be held to solicit the recommendations of the property owners, residents and users of the streets. Chapel West will keep everyone notified of all meetings.



Vin replacing stolen flowers.

Tidbits by Vin Romei

"Did you hear about the cross-eyed teacher who lost her job because she couldn't control her pupils?"

We are moving forward with filing our renewal to become a Neighborhood Planning Agency. This will enable us to participate in all planning and zoning matters within the Chapel West District. We have met with NHPD **Chief Esserman** and were excited to hear about his plan to consolidate all of the security cameras into one program with a direct feed to NHPD. There will be viewing stations as well. The plan will include Chapel West, Yale Security, LCI and other neighborhood organizations. It will greatly enhance the safety and awareness in our District as well as others. We have hired off duty NHPD officers to walk/police the Chapel West area for a few shifts per week. The hours are random and we will be getting reports on a regular basis of their evaluation. We are working closely with **Sgt. Torquati** and the Chief to help keep CW safe and preserve the quality of life in our neighborhood.

"I didn't like my beard at first but then it grew on me". - Vin Romei



Chapel West News 5/13

Chapel West's 27th annual membership meeting



seated: Marcus Pace, Karyn Gilvarg, Brian McGrath, Carolyn Kone.
standing: John Scafariello, David Ornato, Jonathan Leff, Woodruff Ford, Vincent Gagliardi.

The Study at Yale was the scene of **Chapel West's 27th annual membership meeting** and dinner, and election of Commissioners. **Chris Alexiades, Ron Delfini, and Howard Hill** were reelected. The budget for the coming year is \$417,000 with the mil rate remaining stable at 2.5 which was set by the new board following the election and a public hearing. The budget will be automatically cut back if all projected revenues from taxes, PILOTS and contributions do not meet estimates. Many planters and banners are due for repairs or replacements this year and the mural program will continue as well as some street art projects. The sweeping and cleaning

budget has been increased to coincide with an increase in the number of district properties. A major tree project is underway which will replace sickly trees and add new trees in the empty pits. Fifteen new properties are being added to the district this year.

The meeting was a successful gathering of people who have helped Chapel West this year. The 75 attendees represented most city agencies, property owners, and businesses. All speakers brought good news for the district from their particular jurisdiction. Speakers included **State Representative Patricia Dillon, Deputy Chief of Police Archie Generoso, LCI Director Eric Johnson, EDC New Haven**



Doug Hausladen reporting on the status of the BD-1 change and the level of State PILOTS support.

Business Director Carlos Eyzaguirre, Alderman Douglas Hausladen, and Environmental Health Director Paul Kowalski. Topics of interest to the district reported by the speakers included the level of State PILOTS which result from the district's tax exempt property, the security camera project, electric energy saving grants, lead paint abatement grants, and zoning initiatives.



seated: Wendy Chang and husband.
standing: Archie Generoso, Joel Schiavone, Martha Judd

Zoning change approved by aldermen

Last year the Board of Aldermen amended the zoning map to include 80 Chapel West properties into the BD-1 (downtown) zone. These are the properties on Howe St between George and Edgewood, properties on Chapel Street between York and Dwight and several on Crown Street, Park St. and George St., This action increased the development rights substantially for all owners. This year the board amended the zoning ordinance to relax the open space per housing unit to 125 square feet instead of 250. It was considered a waste of space to have lawns in the downtown required in order to build apartments. Parking was relaxed a small amount by allowing compact parking spaces to be counted. Basically more parking spaces can be fit into the same building area



than was previously allowed. It is hoped that these measures, which allow for a denser use of valuable land, will attract investors to the District and increase business and residential activity. Chapel West supported these changes and wants to thank the City Plan Department and especially our four dedicated Aldermen who guided these amendments through the legislative process. **Thank you to Sarah Eidelson, Frank Douglass, Tyisha Walker, and Douglas Hausladen for their support.**



Sarah Eidelson (Ward 1)



Tyisha Walker (Ward 23)



Douglas Hausladen (Ward 7)



Frank Douglass (Ward 2)

Around the District

Elaine Quinn from the Greater Dwight Development Corp has been added to our advisory board. She will be a welcome asset in helping us work on joint projects with the Dwight neighborhood community. Welcome aboard Elaine.

We're still working on increasing our **security camera** program. We're hoping to conclude a joint installation project with **LCI** and the **NHPD**. This will lead to more cameras thru-out Chapel West, the Dwight neighborhood and a direct feed to **NHPD**. We will keep you advised.

Also, we're beginning a project to inventory **every tree** in the district, tag it and create a computerized disc file describing the condition and future of each. Any tree taken down will be replaced by one more suited for that location. We're working with **Yale School of Forestry** who will help to replace the trees as needed. This is a longer term project that we will allocate funds for as they become available.

Signing off for now.... We'll keep in touch..... VAR



Vin and Sgt. Rob Criscuolo.

We're always interested in new stories and "tidbits." Call 203 787-3000
—Vincent Romei

Tidbits by Vin Romei

"Did you hear about the butcher who backed up to the Meat Grinder? He got a **"Little Behind"** in his work.

The Sun is out!!! Pansies are in our flower pots!!! Is Spring finally here? Or is it gone already??? Crazy weather.

Sgt. Rob Criscuolo, **NHPD** is very responsive to our calls and brings a high level of comfort and competency to the District.

The **banner project** (N.H. Notables) is almost complete and we're receiving compliments from a variety of sources through-out the city and beyond. Thanks to Tom Strong and his staff (in particular Liz Garvey, the portrait illustrator) for their quality of work and professionalism.

We're adding more mulch to our tree beds and tidying them up as well. Thanks to our cleaning and maintenance crew, the district has never looked better.

"Time flies like an arrow; **"Fruit"** flies like a banana..... Vin Romei.



Proof that Spring has arrived is now planted in CW's 102 planters.

Sergeant Robert Criscuolo

Criscuolo has been a police officer since January 2000. He was assigned a walking beat in Newhallville for a few years before being sent to the Connecticut State Police Narcotics Task Force. He spent 5 years investigating narcotics violations. He was promoted to detective in February of 2008 and assigned to investigate major crimes. He was promoted to Sergeant in October of 2008 and supervised the New Haven Police Narcotics Unit.

He began his work in the Dwight / Chapel neighborhood in September of 2012. Since that time he has been working to make contacts and build relationships with the residents, merchants, property owners and leaders in this district. Crime is down in several major categories in the district, including shootings and armed robberies. His goal for 2013 is **"to continue to reduce major crimes, address quality of life issues and develop the new officers assigned to our area."**



Kathy Wei and Rose Zeng

Jojo's Coffee & Roasting Co.

Jojo's Coffee and Tea on the corner of Chapel and Park St. is a welcome addition to Chapel West and the Yale community. Reviewers give rave notices about their teas, lattes and cappucino. (In addition to their coffees.)

The owner Kathy makes amazing baked goods. **"This place is a gem."** Quaint atmosphere, great music and it also has sidewalk seating.

cwssd Telephone: 203-787-3000

Vin Romei, Pres. romeiroman@aol.com

Brian McGrath, Bus. Mgr. chapeldistrict@aol.com



Chapel West News 2/13

Holiday Party at Rudy's

The annual Chapel West Holiday Party was held Dec. 3rd, 2012 at Rudy's.

1. The Salernos.
2. "Yikes Conspirators".
3. Bill Kilpatrick & Anne Demchak.
4. Cordelia Thorpe.
5. Len Yanavich.
6. Omer, Lindy, Mike, & Abby.
7. Dr. Delfini & Marcia.
8. Gag, Brian, Bijan, Vin.
9. Patricia Kane & Susan Bradford.
10. Arnie Lehrer's parents.
11. Pat Dillon.
12. Tim Hamlin & Winfield Davis.

Photos by Arnie Lehrer



Blizzard 2013

After the storm slowed everything down, City contractors arrived on Chapel Street, cleaned away the snow neatly with monster trucks, scalpels, and whisk brooms, and hauled it away in huge trucks.

Only one full travel lane was open on Wednesday and by Thursday every parking space was useable. Chapel West workers helped them by spending the entire day shoveling out one single fire hydrant in front of our office. They were tired from the previous three days.





J & B Deli's new renovation

The Yale Herald's 100 best of New Haven issue, Dec 7, cited J & B as the Best Renovation of the Year.

Staff writer Jack Schlossberg wrote—
 “Wrong! It’s not the Yale University Art Gallery (too easy)—it’s **J & B Deli**. J & B looks great after its renovation.... Now, it’s kind of pretty clean. The only room for change left is expanding their store hours (ever heard of a college student craving a late night snack?).”

The Rhee family opened the store in 2001 and have become a fixture on Chapel Street for town and gown opening at 7am.

The Rhee’s daughter Joan, started Yale College in September and is a member of Davenport and a violinist with the Yale Symphony Orchestra.

Book Trader Cafe

“It has been a crazy year at The Book Trader Cafe,” says owner, David Duda.

The used bookstore/cafe on the corner of Chapel and York streets is celebrating 15 years in business.

The excitement began this past summer when the cafe got a phone call from Adam Richman, a Yale Drama School Grad, announcing their choice as a competitor on the upcoming Travel Channel's series, “Adam Richman’s Best Sandwich in America.” **Richman, of “Man vs. Food” fame, chose the Book Trader’s homemade oven roasted turkey sandwich as one of the best in New England.***

The cafe’s success on that show led to an invitation to the World Food Championships in Las Vegas, Nevada in October where hundreds competed in seven food categories. **Head chef Jennifer Tift competed in the Best Sandwich category with her vegan sauteed artichoke cake sandwich, “It Ain’t No Joke, Choke.”**

Back in New Haven, **Bookstore Manager Kelly Pyers, kept things running smoothly.** After almost 15 years of service, she



continues to buy and sell “gently used books, CDs and DVDs.” She works to keep their inventory fresh and, as the only remaining used bookstore in New Haven’s literary community, gets new books almost “every damn day.” The Book Trader cafe looks forward to upcoming

renovations with more space to create their homemade soups, sandwiches, salads, specialty coffees and more egan/vegetarian options for many years to come.

* **Ingredients are:** oven roasted turkey: with swiss cheese, homemade coleslaw and russian dressing on onion rye., smoked turkey: with orange-cranberry chutney and mesclun greens on sourdough.

Around the District

Attorneys **Chris Demarco and Michael Moscowitz** have purchased a 100-year-old, Victorian-style property at **131 Dwight Street** in New Haven to use as offices for their firm.

We welcome them.



We’re always interested in new stories and “tidbits”. Call 203 787-3000 —Vincent Romei

CWSSD Tel: 203-787-3000
 Vin Romei, Pres. romeiroman@aol.com
 Brian McGrath, Bus. Mgr. chapeldistrict@aol.com

New Haven notables

The Five Satins, formed in New Haven, consisted of leader Fred Parris, Lou Peebles, Stanley Dortch, Ed Martin and Jim Freeman in 1954.

The doo-wop group is best known for their 1956 million-selling song, “In the Still of the Night.” In 1957, the single was number three on the R&B chart in and number 25 on the pop charts. It sold over one million copies, and was awarded a gold disc. In 2003, the Five Satins were inducted into the Vocal Group Hall of Fame.

Chapel West



The Five Satins

Banner for the 5 Satins now hanging on Crown Street.



News from Vin

On January 29th, I had an emergency operation to remove my spleen which had ruptured. The Doctors expect a complete and normal recovery, and I should be back in the office in early March. I want to thank all for their concern and well wishes.

I’m anxious to get back to work and keep moving Chapel West forward.





Chapel West Murals

Special Edition

Dr. Benjamin Spock
A New Haven notable

Dr. Benjamin Spock was born in New Haven, in 1903. He was a pediatrician who published the highly successful book, *Common Sense Book of Baby and Child Care*. He urged parents to trust their common sense, be flexible, and refrain from using corporal punishment. The book has been published in 39 languages and sold over 50 million copies.

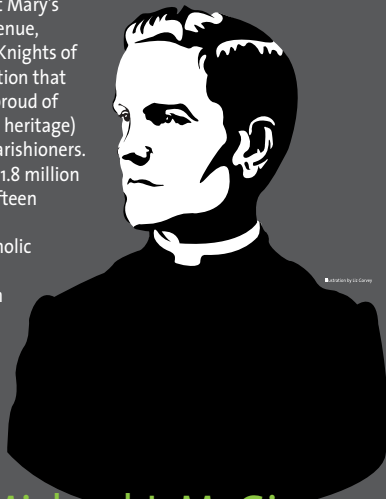


 Chapel West


Beers Street at Chapel

A New Haven notable

On March 29, 1882, while an assistant pastor at Saint Mary's Church on Hillhouse Avenue, McGivney founded the Knights of Columbus, (an organization that encourages men to be proud of their American-Catholic heritage) with a small group of parishioners. The order now has over 1.8 million member families and fifteen thousand councils. In 1996, the Roman Catholic Archdiocese of Hartford opened an investigation into Father McGivney's life, with a stated goal of his beatification and canonization, or formal recognition by the Church of his sainthood.



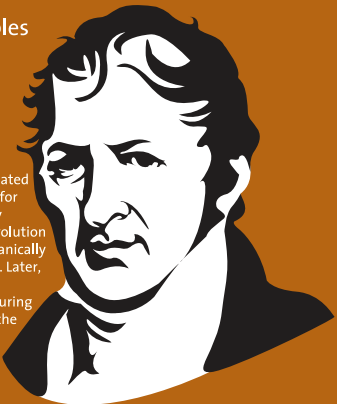
Michael J. McGivney

 Chapel West

Chapel Street between Day and Orchard

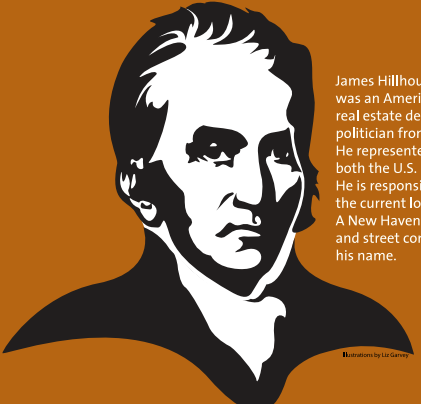
New Haven notables

Eli Whitney, born in 1765, educated at Yale College, is best known for inventing the cotton gin, a key invention of the Industrial Revolution that made it possible to mechanically remove the seeds from cotton. Later, he secured contracts with the government for the manufacturing of muskets in New Haven for the continental army.




Eli Whitney

James Hillhouse, born in 1754, was an American lawyer, real estate developer, and politician from New Haven. He represented Connecticut in both the U.S. House and Senate. He is responsible for much of the current look of New Haven. A New Haven high school and street commemorate his name.




James Hillhouse

 Chapel West


Park Street between Chapel and Crown

A New Haven notable

Born in New Haven (1967) Paul was schooled at Yale University, and trained at the Yale School of Drama. He has appeared in *American Splendor Sideways*, *Cinderella Man*, *The Illusionist*, *John Adams*, *Cold Souls*, *Barney's Version* and *Win Win*. Nominated for 45 separate awards between 2001 and 2008, he has won 26 of them, including both an Emmy and a Golden Globe.



Paul Giamatti


 Chapel West

Chapel Street between York and Park

Murals celebrating 13 New Haven notables have now been installed throughout the District. The murals hang on walls kindly lent to us by property owners.

A New Haven notable

Meryl Streep has worked in theatre, television, and film. She is widely regarded as one of the most talented actors of all time. She earned an M.F.A. from Yale School of Drama. While at Yale, she played a variety of roles at the Rep. She won an Academy Award in 2012 for her film portrayal of Margaret Thatcher.



Meryl Streep

 Chapel West

Howe Street between Chapel and Edgewood

We're always interested in new stories and "tidbits". Call 203 787-3000
—Vincent Romei

A New Haven notable

Adam Clayton Powell, Jr. was born in 1908, in New Haven, CT. He built a formidable public following in Harlem through his crusades for jobs and housing for the poor. He won election to the New York City Council in 1941, becoming the first black man to serve on that body. In 1945 he won election to the U.S. House of Representatives. There he began a long fight against racial segregation.

Adam Clayton Powell Jr.

Chapel West

Howe Street between Crown and Chapel

A New Haven notable

Born in South Carolina, Chad Dawson moved to New Haven attending Hillhouse High. A former WBC & IF Light Heavyweight champion. In 2012, he was rated by *The Ring Magazine* as number one Light Heavyweight boxer in the world.

Chad Dawson

Chapel West

Howe Street between Crown and Chapel

A New Haven notable

New Haven born, "Little boy blue" Albie Booth was a star football player at Yale University from 1929 to 1931, and was elected to the College Football Hall of Fame in 1966. Not yet a regular starter, he entered the game with Yale losing 13-0, and proceeded to rush for 233 yards and scored all of Yale's points, leading Yale to a 21-13 victory over Army. Newsreels reported the game with the caption, Booth 21-Army 13.

Albie Booth

Chapel West

C.A. White building

A New Haven notable

Born in New Britain, Walter Camp, who was associated with football at Yale University from 1876 to 1910, is considered the "father of American Football." After attending the Hopkins Grammar School in New Haven, Camp graduated Yale University in 1880. He stayed on at Yale to study medicine for two years. Camp played football at Yale from 1876 to 1882. He developed rule changes that cast the foundation of modern American football. A savvy businessman, Camp sold college athletics to a ready public. He applied his business acumen to college athletics in producing both victories and spectator interest.

Walter Camp

Chapel West

C.A. White building

A New Haven notable

A New Haven native, born in 1930. She appeared in film and television roles from the 1950s through the 1990s. She appeared in about every important television series in the 60s and 70s.

She starred in 73 television titles – *Twilight Zone, Gunsmoke, Bonanza, Perry Mason, Hawaii Five-O, The FBI, The Bob Newhart Show, The Streets of San Francisco, Barnaby Jones, Quincy M.E., Highway to Heaven, Days of Our Lives, Lou Grant, Trapper John, M.D., Executive Suite, Cannon, Tales of the Unexpected, Ellery Queen, Ironside, Nanny and the Professor, Mission Impossible, The Debbie Reynolds Show, The Invaders, The Fugitive, Suspense, Route 66, Alfred Hitchcock Presents, Studio One in Hollywood, and Men at Law.*

Patricia Smith

Chapel West

Park Street between Chapel and Crown

A New Haven notable

A New Haven native, born 1800, the inventor who developed a process to vulcanize rubber in 1839, a process that improves the strength, resiliency, and freedom from stickiness and odor of rubber by combining sulfur or other additives in the presence of heat and pressure.

Charles Goodyear

Chapel West

Bill Esposito's bldg. (rear of Dunkin Donuts)

Illustrations by Liz Garvey
email: lizgarvey@gmail.com

A New Haven notable

New Haven born, Craig Breslow, a Yale College graduate, has pitched for the Milwaukee Brewers, San Diego Padres, Boston Red Sox, Cleveland Indians, Minnesota Twins, Oakland Athletics and the Arizona Diamondbacks. He has a lifetime ERA of 3.03 as of 2012.

Craig Breslow

Chapel West

Edgewood between Howe and Park

Illustration by Debby Pucillo



Chapel West News 9/12

Sixth Annual Cookout

The 6th annual Chapel West Cookout was held Tuesday 8/7. The weather cooperated and everyone enjoyed the food, drinks, music and conversation, as you can see by the photos.

1. Alex at the grill.
2. Joan Forte.
3. Anna S. & Mike P.(rt.)
4. Annina
5. Bob Richards, "Mr. Bill", and Dr. Delfini.
6. Helen Salerno & Brian "being Brian".
7. Woody F., Cindy and Vin.
8. Lt. Blanchard (center).
9. Yale Officers Cordero & Hebron, and NHPD Chief Esserman.
10. The ladies kick up their heels.
11. Yale Officer Vitale.
12. Walgreens provides fun & prizes.

Photos 5, 6, & 9 by Tom Strong
Photos 2 & 4 by Brian McGrath
All others by Laszlo Feher



The fun continues...

13. "Beautiful Gina".
14. Sheila, Tracy, & Florita.
15. Edie (left) and The Charlie Salerno Trio
16. Paul Kowalski & friends
17. "Hot Dogs"
18. Annina & friends
19. Lenny & Rimage staff.
20. Malla (left) & friends
21. Tracy & the LCI crew

Photos 13, 17, 19 by Brian McGrath
All others by Laszlo Feher

What a great cookout we had this year!



Meet your neighbor; The Yale School of Architecture

The Yale School of Architecture is one of the constituent professional schools of Yale University. **It is generally considered to be one of the most prestigious architecture schools in the world.**

The Department of Architecture was established in the School of the Fine Arts in 1916. In 1959 the School of Art and Architecture, as it was then known, was made into a fully graduate professional school. In 1972 Yale designated the School of Architecture as its own separate professional school. The School is housed in the masterwork of its former Dean, **Paul Rudolph**.

The school awards the degrees of Master of Architecture, Master of Architecture II, Master of Environmental Design, and Doctor of Philosophy in architectural history and criticism. The school also offers joint-degree programs with the School of Management and School of Forestry.

Another distinguishing element in the Yale core program has been the **Yale Building Project**, a first-year studio and summer program.

The Urban Design Workshop extends the work of the School into the areas of community design and outreach, providing design assistance to groups and municipalities throughout the region.

At right are works by some of the School's well known graduates.



Paul Rudolph, faculty 1958-65, Rudolph Hall, School of Architecture



Eero Saarinen B.F.A. '34, Jefferson National Expansion Memorial



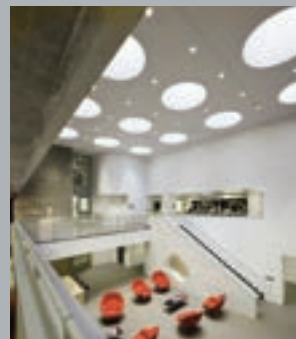
Louis Kahn D.F.A. '65, faculty 1947-59, British Art Center, interior



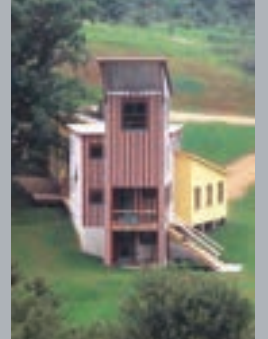
Marion Weiss M.ARCH. '83, Smith College Campus Center



Maya Lin BA '81, M.ARCH. '86, Vietnam Veteran Memorial, 1982



Charles Gwathmey B.ARCH. '62, Loria Center, interior



Turner Brooks M.ARCH '70, Lombard Miller House

Around the District

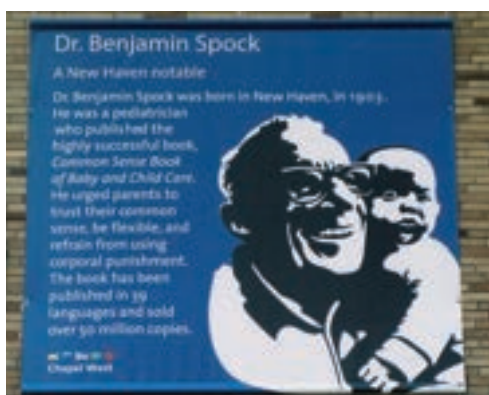
A restaurant named **"Meatball"** opened at the corner of Chapel St. and Park St. It's a new concept and looks great. We'll try it next week and see what goes.



Seasons are changing and so are the plantings at Chapel West. The summer flowers are being removed as we speak and **the fall mums** are getting installed.

We're almost finished cleaning weeds and mulching over 130 tree beds. It's really starting to shape up nicely. weeds, weeds—weeds—go away...

We're getting rave compliments on our **Banner Program**. So far, it's been a



huge success. Anyone having information on other New Haven notables, I would appreciate you contacting me accordingly.

You may have noticed the tenting around **"The Y"** as interior and exterior renovations are under way.

Ivy League LLC opened recently at 1146 Chapel St. It is a **multimedia arts studio and retail shop**, specializing in vintage fashion, videography and music production. For 3 "urban New Haven natives, The Ivy League is their way of bridging the social and economic gaps between Ivy League tradition and urban popularity. Check out the full article in the New Haven Register. Nice story.



Left to right: Aquil Salaam, Andrew Buchanan, co-founders of the New Haven store. Nadir Salaam, co-founder, not pictured.

Photo by Melanie Stengel/New Haven Register

Tidbits by Vin Romei

"Those who get too big for their britches will be exposed in the end."

The **Cook-out** on Tuesday, August 7, 2012 was very successful. The weather was beautiful, and approx. 200 CW faithfuls had their fill of hotdogs, hamburgers, grilled chicken, pizza, sushi, Chinese spring rolls, Italian ice, cous cous, and a variety of liquid refreshments. **A good time was had by all.**

Nice to see **Chief Esserman** attend. He brought along **Lt. Ken Blanchard** who is replacing the retired & much beloved **Lt. Ray Hassett**. We thank the **Yale PD** for providing security and their assistance in this matter.

The ambassadors seem to be doing a good job and the residents welcome them with open arms. We will be thinking of more uses for their services.

John Cannon needs a hip replacement operation. I offered to do it myself at a discount price, but he refused me. He said his insurance wouldn't cover it.

"Did you know that no word in the English language rhymes with 'month'?" Til next time.....V.A. Romei

We're always interested in new stories and "tidbits". Call 203 787-3000 —Vincent Romei

CWSSD

Tel: 203-787-3000

Vin Romei, Pres. romeiroman@aol.com

Brian McGrath, Bus. Mgr. chapeldistrict@aol.com



Chapel West News 6/12

Meet your neighbor; Walgreens Pharmacy, 1415 Chapel.

Walgreens provides comprehensive pharmacy services for Chapel West residents.

Walgreens pharmacy at 1415 Chapel St. continues to add value to its many service offerings. In addition to filling prescriptions, **pharmacy manager Robert DelVecchio, RPH**, provides one-on-one medication counseling and has been certified in HIV and diabetes medication management to help patients get the comprehensive medication therapy care they need.

Walgreens also offers a range of medical supplies and over-the-counter medications, not to mention a wide selection of household and beauty products.

Free delivery is also available.

Walgreens arrived to this community more than a year ago when it acquired Medical Center Pharmacy from Yale-New Haven Hospital. Since then, the location has been completely remodeled, and the staff is continually undergoing medication training to better serve the community's healthcare needs. With its location close to Yale-New Haven Hospital and the Hospital of Saint Raphael, the pharmacy is ideally suited to supporting the medication needs of discharged patients.



From left to right: David, Tarina, Emmett, Monica, Dinean, and Bob.

Walgreens combines the resources of a national retailer with the local knowledge and healthcare expertise of its pharmacy staff.

The pharmacy is open from 9 a.m. to 5 p.m. Monday through Friday and from 9 a.m. to 12 p.m. on Saturdays. **To contact the pharmacy, call 203-777-7880 or visit walgreens.com.**

Meet your neighbor; The Yale School of Art

The Yale School of Art is one of twelve constituent schools of Yale University. It is a professional art school, granting only MFA degrees to those completing studies in graphic design, painting/printmaking, photography, or sculpture.

According to the 2012 survey conducted by *US News & World Report*, **the School received the number one ranking in the United States** for their Masters of Fine Arts program. The degree of Master of Fine Arts is the only degree offered by the School of Art. It is conferred upon recommendation of the faculty after successful completion of all course work in residence and after a faculty-approved thesis presentation. The minimum residence requirement is two years.

The Yale Alumni Magazine reported in its November/December 2008 issue that the School admitted sixty-five from among 1142 applicants for its class of 2010, and that fifty-six of them enrolled.

In 2000, the art school opened a new building at **1156 Chapel Street** called Green Hall. It houses BFA and MFA students in photography and graphic design. The painting MFAs have their own building behind Green Hall; sculpture MFAs are now in a new sculpture building at 36 Edgewood Avenue.



36 Edgewood Avenue

At right are works by graduates of Yale College (2) and the School of Art (5).



Richard Serra MFA, *Torqued Spiral* 2001, Bilbao, Spain



Gregory Crewdson MFA, *Photograph*



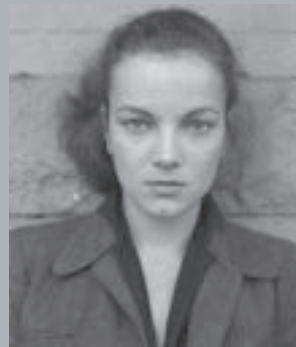
Frederic Remington VCBA, *The Grass Fire* 1908



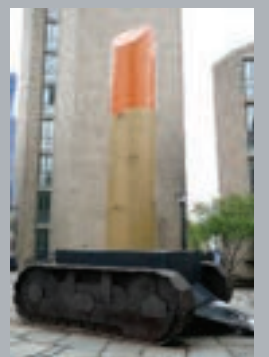
Kyle Cooper MFA, *Film title sequence*



Chris Pullman MFA, *US Postage Stamps*



Jerry Thompson MFA, *Street portrait*



Claes Oldenburg VCBA, *Lipstick*

Around the District



Anthony, Demetrius and Monte

I hope that you have noticed the **new maintenance uniforms** being worn by our cleaning crew. I think they are pretty snazzy. We are in the process of a major uplift in **sprucing up the streetscape**. We have dug out grass and weeds from over 130 tree wells and applied mulch to all. It's an ongoing process and we will be weeding and adding more mulch as the season goes on.

We have also almost finished painting all of the street light poles, utility cabinets and various sign posts. **Maintaining and beautification is one of our main goals** and the District looks better each year as we go along.



Tracy Claxton



Weed inhibiting mulch in place



Pole time

You may have noticed that we have started a **Mural-Banner program** depicting people with ties to New Haven who have made significant contributions to society. We have erected six banners so far and are projecting 15-16 in total. When we finish, we will produce a single newsletter dedicated to the program.

We're always interested in your ideas, so let us know your thoughts on this matter.

Our flowers are blooming nicely with all the rain and sun. **The District has never looked cleaner.** Our maintenance crews continue to perform well.

Still waiting for the new restaurant to open on the corner of Chapel & Park Sts.



Bun Lai, owner of Miya's Sushi in New Haven, prepares his dish as Jason Sobocinski, owner of Caseus Fromagerie Bistro, is interviewed by Stephen Fries during the Picnic Battle For the Planet chef competition at East Rock Park.

Tidbits by Vin Romei

"How did the pirate stop smoking?
He used the PATCH!!"

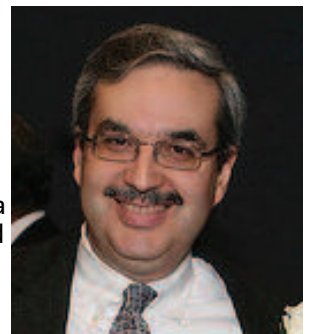
Our **Ambassador program** has begun and the comments we're getting are very good. We would like to hear any suggestions you may have to improve upon it. Give us a call.

Nice article in Monday's N.H. Register on **Tracy Claxton**. She works for LCI and has been very helpful to Chapel West in getting our property owners to maintain their grounds, taking in trash barrels and assisting us in maintaining Chapel West standards throughout our District. She was a great high school and college basketball player and a pioneer in her sport. Congrats Tracy.

Looks like **the takeover of St. Raphael's by Yale NH Hospital** will happen sooner rather than later. We're sorry to see one of our stalwarts go, but we have been promised that the new entity will carry on the association in **Chapel West** with the same care and consideration afforded us by St. Raphael's. Wish us all luck with our new venture.

Congrats to **Board of Alderman**

President Jorge Perez for receiving the 2nd annual hispanic leadership award. It was well deserved. Jorge has been a long-time friend of Chapel West and its causes.



"Don't worry about avoiding temptation. As you grow older, it will avoid you!"

CWSSD

Tel: 203-787-3000

Vin Romei, Pres. romeiroman@aol.com

Brian McGrath, Bus. Mgr. chapeldistrict@aol.com



Chapel West News 5/12

Meet your neighbor

The Yale Urban Design Workshop (YUDW) is a community design center based at the Yale University School of Architecture. After a number of years on the Yale campus, the YUDW moved to a storefront at 1203 Chapel Street in 2003.

Since its founding in 1992 by **Professor Alan Plattus**, then Associate Dean of the School, the YUDW has worked with communities across the state of Connecticut, providing planning and design assistance on projects ranging from comprehensive plans, economic development strategies and community visions to the design of public spaces, streetscapes and individual community facilities. Alan was joined by **Andrei Harwell, AIA**, an architect and graduate of the School in 2006 as the YUDW's full-time project manager. Alan and Andrei manage a staff of graduate students who participate in the projects of the office. They are also on the faculty of the School of Architecture, where they teach courses on architecture and urban design.

For more information on the YUDW, visit their website at: www.architecture.yale.edu/udw or email yudw@yale.edu.



Andrei Harwell and Alan Plattus. Below are a few of their projects.



East Harlem Media City, competition entry, 2007, New York City



West River Gateway, waterfront redevelopment concept plan, West Haven, 2008-2011



Montessori on Edgewood Daycare and Greater Dwight Development Corporation Offices, New Haven, 2007

Annual Meeting

The Study at Yale was the scene of **Chapel West's 26th annual membership meeting**, dinner, and election of Commissioners.

Vincent Romei, David Ornato, and Arnie Lehrer were reelected to the Board of Commissioners. The budget for this coming year will be slightly larger than last year, even though the mil rate will not be increased. Budget estimates indicate that the State of Connecticut PILOT reimbursements for hospital and university taxes will remain at least at the same percentage as last year, and that many properties in the district have increased in assessed value. These increases are due to the strength of the neighborhood and the resulting high demand for commercial and residential space.

The new budget reflects increases in the **street cleaning program**, both in territory covered and hours worked. In addition the **banner program** will be expanded, and several restaurants will participate in the City's facade improvement program.

Chief Esserman attended the meeting and spoke at length about his plans to radically increase foot patrols and return to the community policing model that was used in New Haven several years ago. He also indicated he was in favor of security cameras and would work with us to expand the program we already started



Left to right: Alexandra & Chris Alexiades, Niki Papadopoulos and honorary Godfather Lt. Ray Hassett.



Chief Esserman and Vin Romei.

in Chapel West. **It was a very positive speech and we are excited to have him back in New Haven.**

The Study Hotel did an outstanding job as host for the event-very professional. The meeting was adjourned at 8pm.

Around the District

Notice the **new banners** going up throughout the area. They describe the names of the streets in Chapel West and how the names came about. "Kudos" to **Tom Strong** and Strong Cohen for the research and design.

We're working on a plan with **Yale Urban Design Workshop** (YUDW) to spruce up the neighborhood and bring more life to the streetscape. We'll keep you informed about this exciting undertaking.

In a recent Connecticut Magazine article, The restaurant **Heirloom at the Study at Yale** hotel was named **Best Hotel Dining-Statewide**. Congrats to a great operation. They run a good ship.

In early March of 2012, in conjunction with the Town Green SSD, we started a part-time **Ambassador service**. If it works well, we will increase the hours of operation and coverage. So far, the comments from our residents and business owners are very positive. We're impressed with their performance and how they interact with the neighborhood.



Chapel West Ambassadors Dana Mozell and Angel Cordero

Yale has almost completed the renovations of their building at **1195 Chapel St.** It looks wonderful and we can't wait to see it filled up. Stay tuned...



1195 Chapel St. with its brand new porch.

Talking Trash

An important part of the Chapel West daily street cleaning activities is emptying the 56 fancy public trash receptacles which have been installed on every block throughout the district. The amount of trash collected daily is nearly a dumpster full. The trash swept up from streets and sidewalks fills the rest of a dumpster. Under the old system, which was not efficient, the City would pick up the trash from individual barrels, from time to time. **Under the current Chapel West system, District staff empty the barrels, thereby relieving the City of this duty while at the same time increasing the**

frequency of collection. In return the City empties the dumpster on a regular schedule. The dumpster is currently located in a nook at the end of Cofield Way. **The District recently contracted with a fencing company to install a screen with a locking gate which completely surrounds and hides the dumpster.** This was done for aesthetic reasons to complement the new Amistad Academy which recently opened in that block. The fence also serves to deter illegal dumpers. In the past, some construction companies were detected placing building rubble into the City dumpster.



Anthony and Monte "on the job".

Tidbits by Vin Romei

Did you know? A calendar's days are numbered.

At least our flowers are benefitting from the rain and lack of warm weather. We normally change to our "**summer flowers**" on May 1st but this year we're enjoying them for an extra two weeks and the colors are great.



We hear that a new and popular restaurant is going into the vacant spot on the corner of Chapel and Park Sts.

Rudy's is a great addition to **Chapel West**. The Herald recently had an article naming it "**Best Watering Hole**". Congrats to **Omer Ipek**, owner.

The "Workshop" at 1152 Chapel St. is doing some innovating styling that is drawing an increase in business according to owner **Dickie L.** Good luck to your program from CW.

We had a number of street lights go out on **Howe and Chapel Sts.** It took almost a full week's work from the city's electrical contractor to repair and replace old cables that simply wore out. Our thanks to **Dick Miller** and **Larry Smith** for responding to our problem.

Chapel West certainly gets noticed and is fast becoming a great place to live and work.

"A boiled egg is hard to beat"
Til next time....



Condolences:

To Alex Elsankary, owner of Chap's Grille on the passing of his sister in Egypt. She was only 41 yrs. old and left three young children. Our thoughts and prayers are with Alex. God rest her soul.

CWSSD Tel: 203-787-3000

Vin Romei, Pres. romeiroman@aol.com

Brian McGrath, Bus. Mgr. chapeldistrict@aol.com

*We're always interested in new stories and "tidbits". Call 203 787-3000
—Vincent Romei*



Chapel West News 12/11

Meet your neighbors at Chapel Medical Group

Chapel Medical Group began in New Haven around 1940, and arrived at its present location at **1308 Chapel Street** in approximately 1956. The group currently consists of 3 Board Certified internists who have additional interests beyond traditional primary care. **Sunil Menon, M.D.** has special interests in complimentary /alternative medicine as well as weight management. **Patrick Asiedu, M.D.** holds a PH.D. in pharmacology, and has special interests in travel medicine/international health as well as diabetes. **Wayne Warren, M.D.** has additional board certifications in lipidology (cholesterol) and hypertension (high blood pressure) and is a contributing author to the recent book for patients *100 Questions & Answers About Managing your Cholesterol*.



From left to right— Wayne S. Warren, Patrick Asiedu, Sunil G. Menon, and Jenifer Clark

Photo by Tom Strong

In addition, the practice has recently added **Jenifer Clark, APRN**, to its panel of providers. Jenifer is seeing new patients on a regular basis. In addition to routine primary, there is blood drawing and an x-ray facility on site. The Group also offers: testing of pulmonary function, evaluation of heart arrhythmias, and in home testing of sleep disorders.

The providers are supported by a capable and dedicated staff, most of whom have been part of the group for many years.

For nearly 40 years, the practice was led by **Marvin Cousins, M.D.** A number of current patients were delivered by Dr. Cousins in the 1950s and 1960s. A majority of our current patients have been counting on Chapel Medical Group for their care for more than 20 years.

Each of the physicians has a faculty appointment at the **Yale School of Medicine** and are active in the teaching program there and at the **Hospital of St. Raphael**. They are proud to be a part of **Chapel West** and to care for many local residents. For more information, call 203-865-5111 or visit them at www.ctmedgroup.com.

North Haven High Student of the Month

Dr. Russell Dallai, principal of North Haven High School, recently introduced the semester's first two Students of the Month for September and October to the **Rotary club** describing them as seniors who are "**wonderful representatives**" of the school and "**worthy**" of the honor.

As he introduced one of the students, **Ramneet Singh**, a popular sportscaster on cable access, the principal stated that the AP student has also far exceeded the

graduation requirement of 40 service hours, topping 200 hours. Although particularly interested in basketball, Singh said he puts his sports knowledge to use as an editor for two sports websites, writes game reviews, and heads a club for like-minded students.



Photo by David Marchessault, Rotary PR Chairman

Dr. Russell Dallai, North Haven High School principal, congratulates Ramneet Singh. Ramneet is the son of Mr and Mrs Tijinder Singh, owner of the Chapel Mini Mart.



Thomas MacMillan photo, New Haven Independent

In Memorium

Our condolences to the family of local developer Wendell Harp who passed away on Friday 12/2/11. His wife, State Sen. Toni Harp and his brother Ray Harp along with Wendell have been long time friends of Chapel West. Our prayers are with them.



Giant zacobon at the Kasbah

30 inches

Squash anyone?

To fry zacobon:

- Peel squash & cut into French fry potato shapes.
- Dip into mixture of beaten egg and milk and roll in mixture of fish fry and flour.
- Fry until golden brown, being careful not to overcook.

100 plus CW property owners and guests graze and rock at Rudy's.



Background photo by Woody Ford

Around the District

Sorry to see **Rena Leddy** leave the Town Green District. She was a classy lady and did much to move them forward in the right direction. They're fortunate to have **Win and Daisy** in reserve to carry on with the fine work that has been going on. It helps us all to have good, strong leadership in the various Special Districts. It's a win-win situation for New Haven.

Nice to see our retailers getting into the holiday spirit with all the storefronts dressing up their windows. Even the restaurants have joined in. Good to see the holiday spirit.



Check out the **new hi-tech parking meters installed on Chapel St.** We asked the City to turn over to Chapel West all parking meter revenues collected in our District, but so far we haven't heard back from them. Heh, heh! Somehow I think we'll have a long wait.

We're always interested in new stories and "tidbits". Call 203 787-3000 —Vincent Romei



As this newsletter goes to press, more than 65 CW bows have been liberated from CW trees. Any witnesses?



The colorful decorations in the whiskey barrels throughout Chapel West came out great. Thanks to our supplier, **Kogut Florist and Landscaping**, who does a very professional job. We're delighted with their services.

Chapel West, along with **Rudy's**, co-sponsored a reception for our new Alderman. It was well attended along with many department heads and other administration officials. We thank the **Mayor** for attending. A great time was had by all and it gave everyone a chance to visit our District. Rudy's did an outstanding job hosting the event with us. Til next time...VR

Tidbits by Vin Romei

I pointed to two old drunks sitting across the bar from us and told my friend: "That's us in 10 years." He said, "that's a mirror, you idiot!"

Congrats to **Ramneet Singh** on his selection of "Student of the Month" by the North Haven Rotary Club. **Mr. & Mrs. Singh own and operate Chapel Mini Mart.** Last year, their daughter **Rachneet** was singled out by Yale University as an outstanding student from North Haven. I don't think Chapel West can take all of the credit but it's nice to know that Mom and Pop hold Chapel West dear to their hearts.

Cucuzza is the Italian name for the "Large" Zucchini grown by **Kasbah Garden Cafe.** There are many recipes for cooking this squash. I have included one of them.

The weather has been beautiful compared to last year's winter (snow). Let's hope it stays friendly.

A warm Chapel West Welcome for new **Police Chief Dean Esserman.** During his last tenure here, **community policing** was very popular with the New Haven locals and we were sorry to see it taken away. We look forward to its return and hope it has some positive results.

A member of Parliament to Disraeli: "Sir, you will either die on the gallows or of some other unspeakable disease." "That depends, Sir", said Disraeli, "whether I embrace your policies or your mistress."

CWSSD

Tel: 203-787-3000

Vin Romei, Pres. romeiroman@aol.com

Brian McGrath, Bus. Mgr. chapeldistrict@aol.com



Chapel West News 10/11

Meet Bill Esposito

Meet **Bill Esposito**, a true Chapel West veteran. Bill has owned properties in the area since the early seventies. He has many apartment/retail units and is mainly concentrated in the Chapel St./ Park St. section of our district.

He served on our board for a number of years during the time of Evelyn's presidency and was a strong supporter of all of our programs just as he is today. **He maintains his properties well, doing most of the work with his own company.** He has seen the transformation from the worst part of our history to what we all enjoy today. He has been an integral part of that turn-around.

Chapel West wishes we had more members that have the dedication and stick-to-it attitude that Bill has. We're proud to have him as a member of our community.

Right: Vin Romei, Bill Esposito, and Brian McGrath in front of The Esposito Building at 1172 Chapel St.
Far right: Bill's apartment building; *Monterey* at 1175 Chapel St.



Photos by Tom Strong

Chapel and Park – Gag Jr's Corner

There's something new in the neighborhood, but it isn't **Vincent Gagliardi**. It is the new street sign "**Gag Jr's Corner**" recently erected by the City Transportation, Traffic, and Parking Department upon orders of the New Haven Board of Aldermen and the **Chapel West Special Services District**. The honor was conferred in recognition of the constructive presence and contributions of the **Gagliardi family** businesses in the City for over 60 years, the majority of them in the Chapel West neighborhood. How many still remember **Gag Jr's Grille** on the corner of Chapel and Park? Signed pictures were on all the walls. On a given day one could run into **Sammy Davis Jr., Rosy Grier, or Dion**. They all ate at Gag's. All the counter tops still had the White Castle burger emblems on them from an earlier day. You could get a burger or a sub back then, but breakfast was really the big deal and drew the crowds. Son **Gary** worked there



Photo by Deborah Pucillo

with his father **Vincent** for many years and is now the proprietor of Gag Jr's liquor store in the same building. Mother **Mary** and brother **Gene** also worked hard at the business, opening at 5:30 A.M. for breakfast without missing a beat. Only once was Vincent missing for breakfast and it was rumored that he had run off with Miss Sweden but he was only down in New York auditioning for a Broadway show.

A tradition continues. **Street corner naming is a long standing practice of the City of New Haven** which is and was done only after a petition of hundreds of Gag's friends and admirers submitted the required documents to the City Board of Aldermen to establish their intention to bestow this honor. This was not hard to accomplish given the many years of service the family has put into the area. **The Chapel West Board congratulates Vin Gagliardi.**



Photo by Deborah Pucillo



Right: Gary and Vincent Gagliardi with Vin Romei in front of Gag Jr's Liquor Store

Photo by Tom Strong

Around the District



Photos by Tom Strong

Brian and I had a meeting with **Pike International** to review their plans for future expansion and how we can be of help. It was a very informative and cordial get-together. We're excited about the proactive stance he has taken toward New Haven and more important, Chapel West.

On Monday night (10/3/11) **The Board of Alderman passed our proposed new zoning regulations for CW.** This should help expansion of development in our area and bring additional foot traffic and business. We also believe this will create a safer environment, increase property values and raise the tax base for the City as well as Chapel West. We're very excited and are already working with potential developers who want to locate in Chapel West.

Through the efforts of **Yale PD, Lt. Vitale, and NHPD Lt. Hassett and Lt. Sweeny,** we have created a joint committee on **Crime Prevention and Quality of Life Issues.** We have had our initial meeting and plan to meet periodically to discuss and implement programs to accomplish these goals. I would like to congratulate both Police Depts. for taking this initiative and all of our property owners and board members who have agreed to serve. Thanks guys.



The Sidewalk Project on Chapel St. is almost completed and it looks great. **Laydon Construction** has done a fine job with a minimal amount of disruption. Long time coming but it was worth the wait.Til next letter



Photos by Tom Strong

A Man for All Seasons

Three hundred and sixty-five days a year you will see **Dennis White** (above) selling his newspapers on the corner of George & Howe St. He always has a polite word and ready smile.

It's a pleasure to have him as a fixture in our District. Good Luck Dennis.

Tidbits by Vin Romei

"Did you know?" The Statue of Liberty is built so that it can sway up to 5" in any direction without breaking? I know some people who can't sway that much without falling down.

Chapel West restaurants continue to rack up rewards .

Connecticut Magazine named **Jo-Jo's Coffee; Best of CT. The Study at Yale; Best City Hotel, Mamoun's Falafel; Best Late Night Bites,** and **Miya's Sushi; Best Sake.** Pretty good representation for our wonderful neighborhood.

Pancho Café got a nice write-up in the Yale Daily News, as did **Rudy's.**

We purchased a new (used) **leaf collector machine** that actually vacuums them up & grinds them as well. This should make our cleaning operation go faster, cleaner, and utilize less bags than the traditional method. Looking forward to seeing how well it works.

Did you know that celery has negative calories? It takes more calories to eat a piece of celery than the celery has in it to begin with.

Also, if you were wondering, the *Guinness Book of Records* has the record for being the book most often stolen from public libraries.

Til next time...Vin Romei



We're always interested in new stories and "tidbits". Call 203 787-3000
—Vincent Romei



Have you seen Robi Gallant wearing his colorful collection of hats around the District?

Photos by Tom Strong



Photo by Deborah Purcillo

Got Milk? Insomnia Cookies coming soon to 1145 Chapel St.

CWSSD Tel: 203-787-3000
Vin Romei, Pres. romeiroman@aol.com
Brian McGrath, Bus. Mgr. chapeldistrict@aol.com



Chapel West News 8/11

Chapel West Rezoning Advances

With an approval from city planners, **Chapel West** moved a step closer to becoming the kind of dense, mixed-use neighborhood you might find in Prague or Milan—and without gun shops, pawn shops, or adult cabarets.

The City Plan Commission last week approved a change to the zoning of a portion of Chapel West, the area **between downtown and the Dwight neighborhood**. With aldermanic approval, the area will change from BA and RH zoning to **BD-1, which allows for more dense development and fewer parking restrictions**.

The zone change is the brainchild of the **Chapel West Special Services District**, the organization of area businesses. At a previous City Plan Commission meeting, **Brian McGrath**, the district's Business Manager, pitched the plan as a way to foster tightly packed, mixed-use, "European-style" development.

Tom Talbot, deputy director of zoning, highlighted the major changes. **Some uses were nixed completely**, he said. Those include "drive-in establishments" (whether they sell food or not), adult cabarets, game rooms, off-track betting and auto repair. The revisions would also allow some uses currently prohibited, like

garden-supply stores and veterinarian offices.

Another aspect of the changes deals with parking. Existing BD-1 zoning does not include parking requirements for "nearly all commercial uses," according to a City Plan report drafted by Talbot. But the new BD-1 would include **"significant" parking requirements** for hotels, dance

halls, and "places of assembly."

Thirdly, clubs, now permitted by right, would require a special zoning exception and **have to have on-site parking**. Restaurants, including those which serve alcohol, would be permitted by right and **would not be subject** to such a parking requirement.



Photo by Thomas MacMillan for the New Haven Independent

Annual Cookout

The Chapel West Annual Cookout was well attended by at least 200 people. Every bit of food and drink was easily consumed although we were well prepared for another 100 if necessary. We used the back of the Pro-park lot this year and this may be permanent now (until we build!). We found it was much better than the middle of the lot because we had perfect shade.

All parts of the neighborhood and local organizations were represented as well as a dozen City departments. **Police Chief Frank Limon** came by with his deputy **Tobin Hensgen**. **Lt. Joe Vitale** from

Yale PD and **Lt. Ray Hasset** also came by, each with a crew in tow. Many property owners and businesses attended, loyal as always.

Food was catered by **Miya's, Main Garden, Casbah Cafe, Chaps Grille, Pizza House, Rudy's, and Jack's Italian Ice**. Others offered to help but we simply had no more room. We have a lot of pictures. Anyone who needs a picture of themselves should drop us an email at chapeldistrict@aol.com and we will send whatever we have. Good to see former **Alderman Nate Zeidenberg** attend after recuperating from a recent illness.



Above: Jonathan Leff. Below left; Lahcen, Zahra and Vin. Below; Jack and Wally.



Photos by Tom Strong

Surveillance Cameras Do Their Job

Last week a mugger stopped 3 people on **Edgewood Ave near Park**, threatening with a weapon. A review of the surveillance camera tapes, watching for a person of the description given by the victims, showed the thief returning to a parked vehicle and his plate number was clearly visible. Based on this information, **Yale Police were able to apprehend the individual. Chapel West will follow up** to determine if a conviction is obtained. If so we hope to publicize this and future stories to the mass media as a deterrent to such activity in our area.

We also would like to report that a Police Dept. camera has been installed at the corner of **Chapel and Norton**, on a test run, and that Chapel West is preparing to install another camera at the corner of **Chapel and Kensington**.



Tidbits by Vin Romei

"I love cooking with wine. Sometimes I even put it in the food."!!!

I had an interesting chat with **Tetsou Lai (Miya's)**. She's very interested in gardening, flowers, etc. She wants to work with us creating some ideas for **improving the streetscape of Chapel West**. I was very impressed with her enthusiasm and knowledge in this area. Looking forward to working with her next spring.

I think **our cleaning crew has done an outstanding job** this summer in maintaining the District. The weather has been hot and tough to work in but the neighborhood has never looked as clean.

The contract for **new sidewalks on Chapel St. from York to Park** has been issued by the City. We expect construction to begin shortly. It should be a big help to all the merchants and residents in that part of our District.

"Did you know"? Leonardo Da Vinci invented the scissors. It took him ten years to paint the Mona Lisa's lips!!! He could also write with one hand and draw with the other at the same time, hence, multi-tasking was invented.

George St

Named for **George Washington**, general of the Revolutionary Army and first president of the United States. General Washington visited New Haven on July 2, 1775. He put up for the night at Beer's Tavern (College and Chapel) and departed for Boston early the next morning.

The History of the Foot Guard states that the street was named for **King George III**. This is hard to believe since the colonists were fighting to be free of King George's tyranny.



Orchard St

At first Orchard was just a one-block street, then gradually it was extended on both ends until now it stretches along fourteen blocks.

Named for the **orchard** that belonged to the **Downes** families, who lived in the (Elm/Edgewood) area. James Downes was a coach lamp-maker, William, a carriage smith, and Milo, a butcher. Almost everyone in the early days of the town had a sizeable garden and small orchard near his house.



Around the District

Chapel West was well represented in the annual **"Best of New Haven"** survey conducted by the N.H. Register.

Miya's was voted *Best Sushi*
Mamoun's was voted *Best Mediterranean*
M & M Pawn Shop was voted *Best in its category*.



Dr. Ron Delfini and staff at the Annual Cookout.

In a further tribute, **Connecticut Magazine** again named **Dr Ron Delfini** in the *Best of CT Periodontic's Practice*.

Congratulations to all. We're all proud of you being part of our neighborhood.



Photo by Thomas MacMillan for the New Haven Independent

Pancho Café (above) finally opened and the reviews so far are very good. **Food is wonderful**. Look forward to trying it. It also received a clean inspection report by the health department.

Chap's has a new executive chef. They have spiffed up the menu and redecorated. I'm looking forward to a re-birthing of its restaurant. **Alex** has always worked hard to please.



Alex at the recent Cookout.

Brian and I are working with **NHPD** to expand our **Security Camera coverage**. ...We'll keep you updated as we progress.

Condolences



Larry Schaffer, President of C.A. White passed away July 22, 2011. Our sympathies and prayers are extended to all. I had known Larry as a gentleman and a friend for many years. He will be immensely missed by me and many others. May God rest his soul.

CWSSD

Tel: 203-787-3000

Vin Romei, Pres. romeiroman@aol.com

Brian McGrath, Bus. Mgr. chapeldistrict@aol.com



Chapel West News 5/11

Meet Your Neighbor



Ann Acharya, MD



Maria Celeste Asis, MD



Sean Flaherty, MD



Debra Tashlein, NP

For over 40 years, **Asis Medical Associates Obstetrics and Gynecology**, located at 1435 Chapel Street in New Haven and 2679 Whitney Avenue in Hamden, has proudly served the Greater New Haven area with state of the art care while being a valued member of the community. Our practice is known for our bond with our patients and the commitment and warmth of our dedicated staff. The entire team at Asis Medical Associates, led by **Dr. Maria Asis, Dr. Sean Flaherty** and **Dr. Ami Acharya**, share the vision of providing the best care possible to each and every patient. We provide obstetrical and gynecological care for all ages specializing in adolescent care, evaluation and treatment of pelvic pain, infertility,

menstrual irregularities, menopause and prenatal care and delivery. Gynecological surgery, both traditional and minimally invasive (da vinci robotic system), and the treatment of pelvic organ prolapse and incontinence are specialties, as well. **Our history, tradition and reputation in this community are the cornerstone of our practice.** We are excited and committed to providing care for many generations to come. **Please contact us at:** 203-562-6741 or visit us at www.asis-medical.com, www.facebook.com/asismedical or www.twitter.com/asismedical. Asis Medical Associates Obstetrics and Gynecology is proud to be a member of **Chapel West.**

Colorful pansies brightened the dreary spring weather.



Tidbits by Vin Romei

Did you hear about the guy who fell into an upholstery machine? **He's fully recovered now.**

I thought Spring was finally here but it went before it arrived. Now we're waiting for Summer. Phooowie! At least the pansies in our flower pots give us a ray of color to be cheerful for.

Congratulations to those business enterprises in **Chapel West** who gained recognition from the recent **Advocate Best Of** categories. Among those named were: **Willoughby's: Coffee & Beans**, **Rudy's: French Fries**, **Miya's: Best of New Haven**, **Mamoun's: Best Middle Eastern**, **Hull's Art Supply & Framing: No.1**, **Miya's: Best Wait Person-Frank Blazi**, **Study at Yale: 2nd place**, **St. Raphael's: 2nd place**, and **Yale University: No.1**. Best wishes from all of us at Chapel West. Keep up the good work.



Lily of the valley outside Cannon Agency at 1187 Chapel

Many thanks to **Joan Forte** and **Bobby Jean Ellsworth** who volunteer to help us with our annual meetings. They man (woman) the front desk and keep tabs on the election process.



A new office sign, art directed by Ron & Lisa has been installed at 1240 Chapel

"The man who complains about the way the ball bounces is likely to be the one who dropped it."—Lou Holtz, Arkansas

*We're always interested in new stories and "tidbits". Call 203 787-3000
—Vincent Romei*



Rudy's has finally opened and it was well worth the wait. The Moules (Mussels) and Frites are to die for.

Owner **Omer Ipek** has done an outstanding job with the decor and the **menu**. Come sample the fare, the Belgium beers and the ambiance.

Around the District

HOORAY for **Rudy's, Pancho Cafe, Elm Bar** and **Ivy Productions**.

It's spring and new businesses are springing up all over **Chapel West**.

Rudy's has finally opened and not only looks great, the food is awesome. **Pancho Cafe** is in June and we're looking forward to wonderful Tex-Mex treats. **Elm Bar** is doing a good amount of business already and **Ivy Productions** is in the process of setting up shop at 1146 Chapel St. (2nd floor). **Everybody wants to come to Chapel West** and I don't blame them.

At Last!! We have been assured that **new sidewalks will be installed on Chapel St. between York and Park**. Both Sides... Ta-Da.. they're in the process of putting the package together. Stay tuned.....



Pancho Cafe; opening soon

Rezoning moves forward

The four Aldermen representing **Chapel West (Shah, Jones, Clark Calder)** have submitted a zoning ordinance map amendment to change many of the Chapel West area business properties to the less restrictive downtown zoning. It is believed that this action will provide an incentive to property owners to invest more in the development of their property as it increases the development rights on a property while relaxing some restrictions on bulk. **The best thing is that this type of incentive costs the City and Chapel West nothing.**

The rezoning proposal has already had one public hearing each before the City Plan Commission and the Legislation

Committee of the Board of Aldermen. Testimony was given by a dozen property owners and was **overwhelmingly favorable**. Many suggestions were offered regarding customizing the zone for Chapel West only and renaming it as BD-West. The action on the zoning amendment is currently tabled while all parties rewrite the submission to satisfy all property owners to the extent possible.

A second round of hearings will be scheduled in the near future to consider any resultant changes to the original submission. **Chapel West** staff will contact you to come testify or send a letter for the hearing record.

We are re-visiting a **cultural art distribution program** that would place various objects in strategic locations throughout the district. There is a possibility of **grant money** that may be available to us for this purpose. We will keep you informed..

The staff at **"the Study at Yale"** are extremely professional, helpful and easy to work with. They have hosted our **Annual Meeting** for the last three years and have been wonderful. Kudos to **Anthony Moir, G.M.** and **Danyel Aversanti, Catering Mgr.** Job well done. The food, decor and ambiance make for an enjoyable experience.



Condolences

To John London on the recent death of his father. Our prayers are with you and your family.

CWSSD

Tel: 203-787-3000

Vin Romei, Pres. romeiroman@aol.com

Brian McGrath, Bus. Mgr. chapeldistrict@aol.com

Park St

This was in the heart of what was once called the West Village. The blocks between Dwight Place and Park Street and Legion Avenue were in effect the Wooster Square of the West Village with the now vanished **Maltby mansion** providing a park.

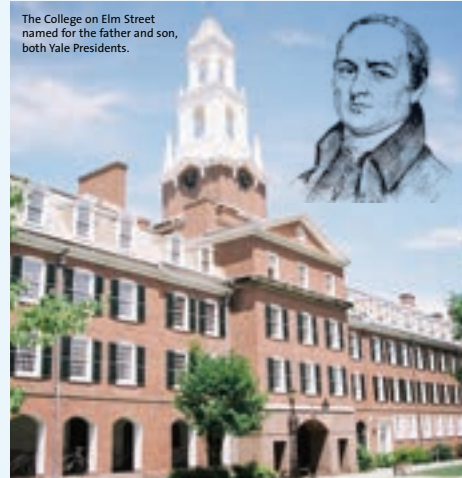
The area was rural until the 1830s, when it was opened up in a rush. It was advertised as being desirable for merchants and mechanics.



Garden and pool in the rear of the Maltby residence.

Dwight St

Probably named for **Timothy Dwight**, the Elder, president of Yale College, 1795–1817. Historian, theologian, author, lecturer, he was one of the foremost educators of his generation. He was a leader in the founding of the Yale Medical School and the Connecticut Academy of Arts and Sciences.



The College on Elm Street named for the father and son, both Yale Presidents.

York St

First in 1840 Directory but among those streets officially named by the new city government in 1784. This formed the western boundary of the original nine squares.

Named for the people from **Yorkshire, England**, who first settled there. During the early days of the settlement people had identified locations in terms of Yorkshire Quarter or Governor Eaton's Quarter, etc.

The Yorkshire group, sent by **Ezekiel Rogers** in the fall of 1638, tended to cluster together in the beginning.

Yorkshire's location within the British Isles





Chapel West News 3/11

Meet our Alderwoman

Frances “Bitsie” Clark is in her fourth term as a member of the Board of Alderman for the City of New Haven. **She represents the Downtown 7th Ward** that encompasses part of Chapel West and most of Town Green Special Services Districts. Bitsie grew up in Brooklyn, New York. She was named Mary Frances after her two grandmothers but it was such a long name for such a tiny little girl that her family called her Bitsie. Now everyone calls her Bitsie.

She went to Vassar College and in 1950 she had a blind date at Yale and married that blind date four years later. Bitsie and her husband came back to New Haven in 1956 so he could attend the Yale Law School. She got a job at the local Girl Scout Council where she worked for 10 years. After staying home for 16 years to bring up two children she went to work at the **Arts Council of Greater New Haven as its Executive Director.** After 19 years she retired in 2002.

Since her retirement she has worked part time as an arts and community development consultant with arts organizations and cities throughout the State of Connecticut. Currently **she serves on the Boards of New Haven’s Shubert Theater, The International Festival of Arts and Ideas, Creative Arts Workshop, and the Connecticut Mental Health Center Foundation. She is also the President of the Audubon Court Condominium Association.**



As an Alderman she is a member of the **Community Development Committee, Chair of the Youth Committee, and Vice Chair of Finance.** She also represents the Aldermen on the **Board of the Economic Development Corporation.** She serves on the **Commission on Cultural Affairs and the Development Commission.**

Bitsie has a Bachelor’s Degree in Political Science from Vassar College and holds an Honorary Degree of Dr. of Humane Letters from Albertus Magnus College. Her son and his family live in Dallas, Texas and her daughter and her family live in Brooklyn. Bitsie has five grandchildren under the age of 10 whom she sees often and enjoys immensely.

Tidbits by Vin Romei

“He looks like an idiot and he talks like an idiot. But don’t let that fool you, he really is an idiot.” Groucho Marx..... During each subsequent newsletter we will be **highlighting** the various streets in Chapel West with a short **history** of where the name is derived from. See **Chapel** and **Sherman** stories in the current issue.

We’re looking forward to installing **new sidewalks** on Chapel St. from York to Park as soon as the weather breaks. They are long overdue and we have been promised by the powers that be.

I’m always impressed by the energy that **Geraldine and her husband Jim** bring to their store. It always looks great and they seem to have a lot of fun with holiday and seasonal decorating. The same goes for **London, Ltd.**

“Last week, I stated this woman was the ugliest woman I had ever seen. I have since been visited by her sister and now wish to withdraw that statement.”— *Mark Twain*

Till next time..... VAR

The Chapel West Annual Holiday get-together was again held at St. Thomas More Chapel and Center at Yale. Pictured are **Len Yanavich** from **Rimagé** and **D.J. Ornato** from **Off Broadway.** This signature event was a huge success in every way from the attendance, the catering by **Anna’s**, the live jazz band by the **Bobby Winters Trio**, and the beautiful **St. Thomas More meeting space**, which we think may be our permanent home base.

Officer “Rap” in the District



Photo : Vin Romei

Officer Eraclito Rapuano is a very capable and highly efficient member of the **Yale Police Department** who regularly covers the Chapel West area. He currently is in his 21st year at Yale and has been in the

Bike Patrol since 1997. Chapel West is very fortunate to have a dedicated officer such as **“Rap”** to cover our streets and by-ways.



We’re always interested in new stories and “tidbits”. Call 203 787-3000
—Vincent Romei

St. Patrick's Day Parade



Photo: Arnie Lehrer

The **Saint Patrick's Day Parade** was the occasion for Chapel West to host the **First Annual Parade Watching and Eating and Drinking Contest Open House** at our offices at 1205 Chapel. A nice crowd attended and enjoyed ringside seats, corned beef and cabbage and Irish beers. Three Aldermen in full marching gear stopped by to say hello-**Maureen O'Sullivan-Best, Tom Lehtonen, and Alexander Rhodeen**. **Kelly Murphy** from City Hall came by as did a host of business owners and residents. In the same picture you can see **Mike Morand** from Yale and **Charlie Salerno**, our band leader.

When we first saw that old black car we thought it was **Arnie Lehrer's** father trying to park facing the wrong way in

front of his building in the middle of the parade route, but then we saw the **State Police** placard and red lights and realized that the State Police must simply be upgrading their fleet.



Around the District



Rudy's new restaurant at the corner of Chapel & Howe is coming along great. It should be opening the first week of April. Another restaurant, **Pancho Cafe**, at the corner of Chapel & Park St. (pictured below), is remodeling and hopes to open by the end of March. The former **Rudy's** has re-opened under the name **Elm Bar**. It seems that everyone wants to be in **Chapel West**. I can't blame them.



I thought it would never happen but it appears that Spring is around the corner. We have scheduled our first plantings for Monday 4/4/11. Colorful pansies will be a sight for sore eyes. "See you around" V.A.R.



The architect behind iconic New Haven structures such as the **Knights of Columbus** world headquarters is honored with a retrospective exhibition of his work at the Yale School of Architecture, titled "**Kevin Roche: Architecture as Environment.**" Feb 7-May 6, 2011

CWSSD Tel: 203-787-3000
 Vin Romei, Pres. romeiroman@aol.com
 Brian McGrath, Bus. Mgr. chapeldistrict@aol.com

Chapel St

The longest within the city limits.

Named for the **Yale College chapel**, which in 1763 was open for use with suitable formalities. It stood next to the college building at what is now College and Chapel. In 1822 the Yale Corporation replaced the old chapel with a new edifice housing the library and study rooms for theological students. The old chapel was refurbished for use by the three debating societies.



Sherman Ave

Named for the Union Army hero General **William Tecumseh Sherman**. He was assigned to the campaign in the west with subsequent orders to march through Georgia, destroying the Confederate troops and supplies. March he did, right to the sea, burning Atlanta on the way.





Chapel West News 12/10

Meet Our Alderman



Yusuf Shah in Manhattan at Mount Sinai Hospital, on February 20, 1961. He attended Muhammad University of Islam in New York City where he studied the Holy Quran, Arabic Prayers, and world religions and was ordained a minister at the age of 12. Yusuf earned Islamic Distinguished service award from Muhammad Islamic Center New Haven. He attended New Rochelle High School in New Rochelle New York and was further Educated at New York Institute of Technology, as a Communication Major and DeVry Institute of Technology.

Yusuf married his wife Crystal Marie on April 14, 1986 in Mount Vernon and immediately moved to Connecticut to raise his family. He is a father of four children, Chanel, Najla, Yusuf Nasim, Malik Aziz. and grandson Ophir Kalif

Yusuf earned his FCC License from the Yale Broadcasting Company WYBC 94.3 where he was a talk show host and Executive Producer of WYBC's Electric Drum. Yusuf is also a former DJ of WYBC's

Evening Jam for 3 years. He went on to host 1340 WHNC's Inside the Community talk show for 2 years. He has been a Producer at Citizens Television since 1992 where he produced Islamic Insights and Community Visions

In his spare time, Yusuf managed to earn a third degree Black Belt in Vee Jitsu, Jujitsu and has instructed martial arts for 20 years.

Yusuf has been Alderman of the 23rd Ward for the past 7 years, chair of the finance committee, served as President Pro-tempore, acting President of the New Haven Board of Alderman acting Mayor of the City of New Haven, State of Connecticut Justice of the Peace, Community Activist, Media Activist, Social Worker/HIV/AIDS HOPWA Case Manager in the City of New Haven for over 15 years.

Congratulations to Mr. Yusuf Ibn Shah for his dedicated service to the community.

The Chapel West District spreads out equally across the heart of four wards. We are thereby fortunate to be ably represented by four Aldermen, who seem to always agree on one thing, and that is that they are 100% in support of Chapel West in its endeavors. We have decided to introduce one of our Aldermen in each newsletter issue and we start with **Yusuf Shah**.

Yusuf Ibn Shah was born to Sylvia and



Mystery Tenant Does anyone know who is going to occupy this space at 1143 Chapel Street? Heh! Heh! Heh! "The SHADOW" knows.



Ronnie Kogut, pictured in the photograph on the right, installing HOLIDAY trees in our concrete receptacles. He also placed evergreen branches along with Holly & other colorful winter blooms in the wooden barrels thru-out the District. **Looks great!**



Tidbits by Vin Romei

"He has all of the virtues I dislike and none of the Vices I admire" – Winston Churchill. • We're excited and can't wait for **Rudy's** to open. **Omer Ipek**, owner, promises an exciting, up-scale operation with wonderful food and ambiance • Congrats to **Tejinder and Verinder Singh**. Their daughter, Rachneet, was named by Yale Univ. as one of the outstanding students at North Haven High School • **Geraldine, A Florist** and **London's** did an outstanding job in decorating their store front windows for the HOLIDAYS • "Some cause happiness where-ever they go: Others whenever they go" – Oscar Wilde.

Happy Holidays to all from Vin & Brian



New Haven Register, October 5, 2010

The growth in services for Chapel West since 1986

2010. Website established featuring past newsletters, upcoming events, useful links.



chapelwest.com



July 2007 First Annual Cookout. 100 attend.

2008 Concrete Flower Planters installed, replacing older wooden ones. Plantings changed seasonally.



2008 Security Cameras are installed in 4 locations. Signs distributed to merchants in the district.



2007 The District Phase 1 includes 144 properties; enlarged by vote to 198 properties in 2007. 10 new properties added in 2010.



September 2007 First Welcome Party for Yale Students held at Kasbah Garden.

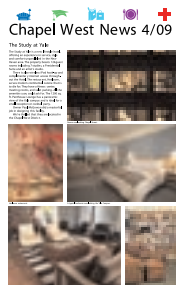
2007 A Banner Program to promote district members' properties begins. By 2010 more than 25 had been created and installed.



1987 Cast Iron Trash Cans with plastic liners installed at 40 locations.



June 2007 First Issue of Newsletter appears in print and online, written and edited by Vin and Brian.



2007 New Sidewalks installed on Chapel and Park Streets



1986. Street Cleaning started. Sidewalks and curbs cleaned 7 days a week. 2.4 miles of sidewalks by 2010.



1986 District recognized by the City. Property owners approve a budget and mill rate. Taxes collected by the City and monies turned over to Chapel West Special Services District.



1986. Paving Blocks installed to replace sidewalks on Chapel Street between York and Dwight.



Around the District



Chapel West recently trimmed trees on Park St. from Chapel to Crown. Branches were getting into eaves and onto roofs causing considerable damage. We also trimmed trees in front of the **Duncan Hotel** and on Park St. next to the **Dunkin Donut** bldg. A constant, never ending job.



Monte Hunter from Chapel West installing **Paul Rudolph** banner on Chapel St. in front of the Architecture building. He also installed a generic Chapel West banner next to it.

cwssd Telephone: 203-787-3000
Vin Romei, Pres. romeiroman@aol.com
Brian McGrath, Bus. Mgr. chapeldistrict@aol.com



Chapel West News 9/10

4th Annual CW Cookout



Chap's Grille owner, Alex Elaskary, master of the grill, assisted by Freddie, hidden in the smoke.

On Thursday night - August 5th, Chapel West sponsored their annual cookout in the parking lot at the corner of Chapel & Howe Streets.

It was a beautiful evening and this year's event drew the largest attendance yet. Over 150 of our faithfuls enjoyed the burgers, hot dogs, chicken, spring rolls

(chinese), stuffed grape leaves, pizzas and assorted beverages. The Charlie Salerno Trio entertained everyone with music, singing and dancing. Everyone had a great time. Some of the locals think we should do this monthly. On to our next event.



Tony Bialecki, Joel Schiavone and Vin discuss the future of the District, the City and maybe the World.

Rudy's Progress Report

Rudy's owner, Omer Ipek, appeared Tuesday night at the Board of Zoning appeals, accompanied by Brian McGrath of Chapel West, to discuss the transfer of Rudy's liquor permit to the future new location at 1227 Chapel at the corner of Howe. The next step will be an appearance before the City Plan Commission to adjust the legal parking requirements. All is expected to go smoothly. At this moment an extensive renovation is under way at 1227 Chapel. The iconic Rudy's sign, at left, will be reinstalled at the new location.



Tidbits by Vin Romei

"My best job was working as a **MUSICIAN**, but eventually I found that I wasn't "note-worthy".

Our own **Cindy Von Beren** was recently selected as a Partner in Ministry by the Sisters of Charity of Saint Elizabeth. Cindy is V.P. of Corporate Affairs at Saint Raphael's and is a long-time member of our Advisory Board. Congrats Cindy. Well deserved.....

JOHN CANNON was trying to clean his own sidewalk and asked me if Chapel West had an opening (job) for him. I said I wasn't too impressed with the way he handled the broom. I told him to practice over the next Six(6) months. Were going to have tryouts in the spring for the sweeping jobs.

Best ad I've seen in years is by Mike Criscio and his crew at **M & M Pawn Shop**. Great job. The advertisement appeared in the New Haven Register.

FOOTBALL HUMOR: I could have been a Rhodes Scholar except for my GRADES". Duffy Daugherty/Michigan State



Kyle Ralston animating the tent crowd

We Erred



The last issue of Chapel West News failed to mention that **Bansit Chanhom's Thai Pan Asian Restaurant and Bar** was also included in The Register's "Best of New Haven 2010" selection as **best Asian restaurant**.

Population Explosion



The Chapel West population temporarily increased by approximately 450 Yale freshmen who came to visit the district at the conclusion of their city wide orientation bus tours. **Yale University Office of New Haven and State Affairs** came up with the idea to hold the end of the day pit stop and party as a means of introducing the students to the district, which is immediately adjacent to Old Campus, and will naturally be a frequent destination for the students over the next four years. The new Sculpture Building courtyard was filled with tables and chairs and a few Chapel West restaurants were selected to provide snacks. These included **Chap's Grill, Miya's Sushi,**

Mamoun's, Jack's Concessions lemon ice cart, and **Pizza House**. Chapel West has many more restaurants but we had to limit the service to those nearest to the event, for logistical reasons. We were delighted to see one of the visitors eating her pizza with chopsticks.

This event is a new approach. Chapel West does hold a **WELCOME ELI** night every year which is targeted to the Yale graduate students who live everywhere throughout the District. This marks the first time that we have seen so many freshmen in the area and we hope they will return every day.

Around the District

It seems the "improvement" bug is alive and well. **Dr. Delfini** is painting the outside of his beautiful building at 1204 Chapel St. and **Wendy Chang** is doing the same to her building at 1289 Chapel St. **The district keeps improving.**

We have been lobbying the City to re-pave Edgewood Ave. from Howe St. to Park St. and Park St. from Edgewood to Chapel. After a couple of years of patching pot holes, our pleas have been answered. The streets have been ground down and will soon be paved accordingly. Thanks to all who made it happen. We're pleased.

RUDY'S new restaurant is making good progress. They have completely gutted the space and are currently in the process of obtaining permits, approvals, etc. It's generating a lot of excitement in the District.

We have installed the new signage on our concrete flower pots. They really look great. We also recently replaced the summer plantings with **FALL MUMS**. I can't wait for the colorful blooms to start appearing.



More than 50 concrete planters now display the CW identification.



Meet Your Neighbor

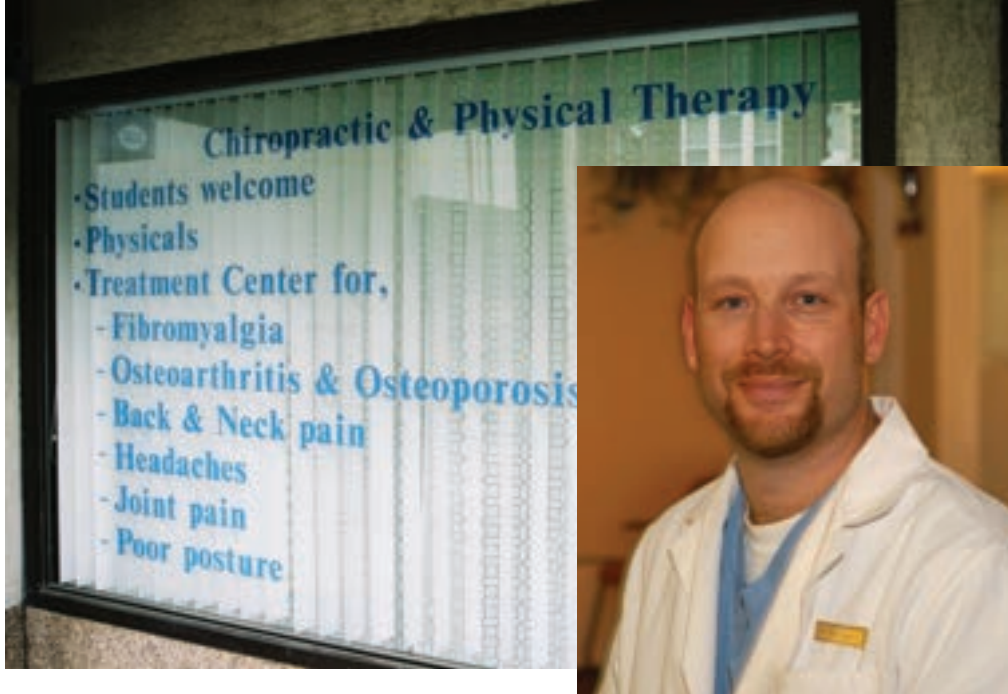
Two Indian restaurants in the district are operating as one, run by business partners Nino, pictured at left, and Dawinder. **Tandoor** and **India Palace** both have full Indian menus and some interesting Indian beers. When you cannot get a seat at one, simply go across Chapel Street to the other.





Chapel West News 8/10

Meet your neighbor



Dr. Stephen Piserchia, DC, more commonly known as “**Dr. Steve**” has been in private practice for 17 years. He has been on Chapel Street since 2001. Dr. Steve is a native of Connecticut and received his undergraduate at Springfield College in Springfield MA and his Doctorate from Logan University in St. Louis MO.

Dr. Steve has been very active in the physical medicine realm of healthcare in the New Haven area. **He has helped literally 1000's of New Haven residents**, “If you have an ache or pain, I can help”. Skilled with the use of chiropractic, physical therapy and acupuncture, **Dr. Steve can help almost anything**. Acupuncture is a personal favorite for the treatment of acne, bloating, cramping, quitting smoking, and weight loss. Dr. Steve has also had great success with fertility treatments with acupuncture. Working very closely with the medical community of New Haven, has made Dr. Steve, the chiropractor of choice for the treatment of

simple and complex cases ranging from slipped discs to sprains and strains.

A big part of **New Haven Medical, Sports & Occupational Health** is keeping the work force going. He provides commercial driving physicals for all the local cab, trucking and delivery companies, along with drug testing and other occupational services. **He has been very active with treating the City of New Haven employees that are injured on the job**, that is why you often see police cars outside his office. He has also been a lecturer at the Police Academy on the prevention of work related injuries.

Dr. Steve lives with his wife, Laurie, in Guilford, CT. She is a Senior Director at Choate-Rosemary Preparatory School in Wallingford, CT. They spend their free time in Newport RI, where they have an endless project of renovating a home built in the 1880's.

Tidbits by Vin Romei

“The thief who fell and broke his leg in wet cement became a **hardened criminal**”

Dr. Ron Delfini continues to be honored by being named in Connecticut Magazine as one of the top fifty periodontists in Connecticut.

New Haven Register named the following Chapel West business operations as “*Best of New Haven*”:

Viva Zapata *Best Mexican Restaurant*

Mamoun *Best Mid-Eastern Restaurant*

Dunkin Donuts *Best Cup of Coffee*

Pizza Haven *Best Sandwich*

M & M Pawn Shop *Best Pawn Shop*

Miya's Sushi *Best Sushi*

Congrats to all.

A warm welcome to **Vincent Farricelli** in joining the team at **Rimage Salon & Spa**. Vin is a long-time friend and we're very excited to have him here in Chapel West.



Monte Hunter, Chapel West cleaning crew member, celebrated his 47th birthday in July. Good luck to Monte & his family.



Visit Carafano's and you will **clearly see** this towering sunflower emerging from our planter.

“We will never run out of math teachers because they continue to multiply.”

We're always interested in new stories and "tidbits". Call 203 787-3000
—Vincent Romei

The Register's "Best of New Haven 2010"

Because Man Cannot Live on Rice Alone

PIZZA HAVEN
CALZONES • SUBS • SALADS
WINGS • DINNERS & MUCH MORE
203-772-2070

MAMOUN'S
lalafel restaurant
WINE & BEVERAGES

M & M PAWN SHOP
CHECK CASHING CO., L.L.C.
787-9779 787-5626

Since 1968 and Still Doin' It

Rooted in the 60s, **Group W Bench** has been a destination and now a landmark on Chapel Street for 42 years. Owner **Raffael DiLauro** says he likes the fact that his customers are three generation deep, "maybe four". He's a granddad himself.

The shop is a kaleidoscope of art, jewelry clothing, toys, pottery and fun stuff.

This oasis of peace and pleasure has mushroomed over the years into something delightfully unique.

"This is my favorite store in New Haven."
-K. Zallinger (local artist)

"This is my favorite shop in the world."
-Tommy Tune (actor/dancer)

At right: Raffael DiLauro in front of his shop



"The Taxman Cometh"

On Friday, June 25, 2010, Chapel West hosted an after work visit by **City Assessor William J. O'Brien**. Mr. O'Brien had been invited to the event, which was held at the **Kasbah Garden Cafe** on Howe Street, to explain all of the details of the upcoming 2011 property revaluation to the assembled property owners and residents. The event was well attended by 25 Chapel West members and all appreciated the refreshments laid out by **Lahcen Alouah**.

Mr O'Brien explained the need for revaluation and the methods by which it would be accomplished. Following the presentation was a question and answer session. Included amongst the questions were a few loaded, misinformed, and/or completely unfair questions (by non-members of Chapel West) which Mr. O'Brien handled like a pro. **All assembled were pleased with the event**, finding it more entertaining than they had expected.



William J. O'Brien, left, speaks to property owners & residents.

In Memoriam

Monday, July 12, 2010 was a sad day for all of us in Chapel West. I received a phone call in the morning that our long-time friend and original member of our group, **Freddie Joseph** (shown at right) had passed away.

He was a stalwart and part of the fabric of the District. He was friendly, helpful and had a steadying influence on our day to day operations.

His advice, passion and character will be fondly and forever missed.

Our thoughts and prayers are with him and his family.



We've moved...

...around the corner.

To make room for **Rudy's** new restaurant at the corner of Chapel & Howe, we cooperated with our landlord and agreed to move our office to **1205 Chapel St.** (pictured below). This is the site of the former Hull's Hobby & Hardware store.

The space is larger than what we had and it gives us more flexibility to do things we want to do.

Stop in and see us. The traffic pattern is much better and many people are stopping in to learn more about **Chapel West**.



Around the District

A dangerous cave-in developed on **Chapel St.** near the corner of Cofield Way late in May. A hole opened up in the center of the street, exposing a 6' x 4' deep cavern that washed away underground by a leaking pipe. The **Chapel West clean team** discovered the problem and immediately installed traffic cones to warn the on-coming traffic. Public Works was then notified and it responded immediately to make the necessary repairs. (It took a few days).

Rudy's, a landmark restaurant on Elm St., is relocating within **Chapel West**. The owner, **Omer Ipek** has already started to demolish the former "Ahimsa" restaurant at the corner of Chapel & Howe. He will expand the operation and also took over **Chapel West's office** (see article). He plans to really do a job and make it into an "upscale" Rudy's. All are looking forward to it.

Property owners continue to clean up and also expand. **Hang Seng** has painted the entire outside of his building and plans to expand into the former Rudy's. We'll see what shows up. **Commissioner Arnie Lehrer** is continuing to upgrade the façade of his apartment complex at **1214 Chapel St.** We are fast becoming the place to be in New Haven.

Chapel West's clean team has started painting all of the fire hydrants, electrical switch boxes and all of the poles throughout the District. We hope to complete the project by early fall. It's already beginning to look great.

Flash—**another dangerous cave-in** just occurred on **George St.** near the corner of Dwight. An SUV got stuck in a hole approximately 10' x 10' and 4' deep. We're following up with Public Works & City Engineering to determine why this is happening.

Keep in touch for further news...

CWSSD

Tel: 203-787-3000

Vin Romei, Pres. romeiroman@aol.com
Brian McGrath, Bus. Mgr. chapeldistrict@aol.com



Chapel West News 5/10

Building for the Future

Property owners in our District recognize that they have **an important role to play in the positive growth of Chapel West.** Your Board of Commissioners work on cleaning, maintenance, safety, zoning, planning and bringing people together in order to build a better community. Since

we moved into our offices at 61 Howe St. improvements and renovations have been on going. From large projects like the **Hotel, Yale's Rudolph Hall, Loria Center,** renovations at **AYA & 1195 Chapel St.** to **Howard K. Hill's Funeral Home** refurbishing and John Cannon's **1187 Chapel St.**

In between these projects, Vin Gagliardi renovated **1179 Chapel, Rimage** upgraded the entire front of his building, **Chapel Pediatrics** upgraded their landscaping at 1441 Chapel, Michael Criscio followed suit at **M & M Pawn Shop** along with **Off Broadway, Inc., EST, EST, EST,** and the **Pizza House** investing in improvements to their real estate. **Arnie Lehrer** is just finishing up with a new brick stairway that looks great.

Chapel West, with the help of the City's Dept. of Economic Development, is now spearheading a **facade program** that will standardize and improve sidewalk dining areas for nine restaurants in CW. It is a pilot type operation that if it goes well, we will offer it to all restaurants in our district.

It is this kind of cooperation of all of our property owners and tenants that truly makes Chapel West a **very special** "Special Services District"



Rimage in bloom



Arnie's new front steps



1441 Chapel St. landscaping

Tidbits by Vin Romei

On an employee resume: "My first job was working in an orange juice factory, but I got canned. I couldn't concentrate."

Chapel West welcomes a new addition to the neighborhood. **Sophie Cullinan, Geraldine's Golden Retriever.** Sophie takes **Jim** for a walk 3-4 times per day. Brian wanted to register her to vote. . . .



We are meeting with the new **Police Chief Frank Limon** to discuss Chapel West and his approach to city policing. We look forward to forming a good working relationship and discussing areas of common concern.

Congratulations to **Len Yanavich** on the celebration of his 25th year of business in Chapel West. He's been a welcomed addition to our area.

Sorry to see long-time proprietor **Bill Cramer** closing his store, **Hull's Hobbies and Hardware**, after 48 years in CW. He will be sincerely missed.

*We're always interested in new stories and "tidbits". Call 787-3000
—Vincent Romei*

"They said he had a photographic memory, which was never developed."



Renovations at AYA

Rimage's 25th anniversary

Twenty years ago, I moved uptown from College Street, eventually settling in our 1850's home. I shared space across the street with Bill and Marilyn at Hulls, Bobby at Carafano's and the Schaeffers as a landlord and the old Santa at Lenoce's. To stake claim to a growing neighborhood, beautify it w/gardens and welcome new people to an area that had often times been shunned was a goal of mine, and with the help of other new businesses like London Ltd. and Geraldine's we're seeing it happen. I'm proud to stand on our "new porch" and look out at what progress and healthy development can bring. **Here's to another 25!**

Len Yanavich
Artistic Director, Rimage Salon



Welcome a new Commissioner

Howard K. Hill was recently elected to the Board of Commissioners at our annual meeting in February.

Howard is a native of Windsor, CT. He received his Mortuary Science degree from the American Academy McAllister Institute of New York in 1991. He is a Licensed Funeral Director/Embalmer in the states of New York and Connecticut. He later obtained the designation of a Certified Pre-Arrangement Counselor (CPC). He founded the **Howard K. Hill Funeral Services located at 1287 Chapel Street**, New Haven, CT on July 19, 2004.

Howard has been married for 9 years with three children who make great sacrifices to allow him to give himself to the community as a public servant. He is a current member of the National Association of Funeral Directors (NFD), National Funeral Directors and Morticians Association (NFD&MA), Connecticut Funeral Directors Association (CFDA), National Association of Realtors (NAR), the Greater New Haven Chamber Commerce, the Greater New Haven Business & Profes-



sional Association, the NAACP, and the Oriental Lodge No. 6, FNAM, PH. He also serves as a Board member for the Hannah Gray Home and the Community Foundation of New Haven.

Around the District

The weather has finally broken and we got our flowers planted. They're already looking great. We have ordered ten more concrete containers and hope to eventually have them throughout the District.

Nick Singh of the Chapel Mini Mart is starting to upgrade the property he purchased at 1182 Chapel St. We're looking forward to his complete renovation.

Chapel West is collaborating with the Economic Development Dept. and the various restaurants that provide sidewalk dining services to upgrade their space. We are looking to make improvements with fences/railing, lighting, tables & chairs, flowers, shrubbery, awnings, etc. Everyone is quite excited about the project and the cooperative effort being put forth by all involved.

Chris Alexiades, Clay Studio, has agreed to head up a **Merchants Committee** to take on the various events sponsored by CW and to create more. We are just starting to put a team together and will keep you informed.

Alex from Chap's is starting another restaurant at 821 Chapel St. It's called **Golden Rock** and should open soon. Good luck to Alex.

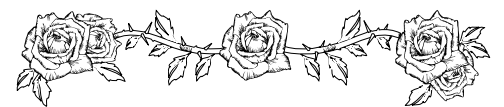
We have trimmed the trees on Park St. from Chapel to Crown. We are now working on Chapel St. and hope to complete the project by the end of June.

Our **new website** should be up and running soon. We will KIT....



Dr. Ronald Delfini and staff, along with **Marcia Delfini**, volunteered at the third annual **Connecticut Mission of Mercy**, which was held March 12-13 in Middletown, CT. The Connecticut Mission of Mercy is an organization of dental and healthcare professionals along with com-

munity volunteers who provide much needed dental services to individuals who have difficulty accessing dental care. This year's Mission of Mercy treated over 2,000 patients and provided approximately \$800,000 worth of dental care.



Condolences

To Nancy at Hair Niche due to the passing of her daughter Shannon. She was much loved.

To Helen Papa, wife of Stephen Papa, longtime Chapel West businessman and community leader.

Our prayers are with your families.

CWSSD

Tel: 203-787-3000

Vin Romei, Pres. romeiroman@aol.com
Brian McGrath, Bus. Mgr. chapeldistrict@aol.com



Chapel West News 2/10

Zone Plan

Chapel West published a master plan 2 years ago. It can be read online at <http://www.infonewhaven.com/chapelwest/>

Click on "Master Plan" and download it to your desktop.

The District has been carrying out the recommendations in that plan, slowly but surely. One of those projects is to increase the development possibilities of the commercial sections of Chapel West by changing the zoning on portions of Chapel and Howe Streets from low density commercial (BA) to high density commercial (BD or BD1). The District has engaged the services of a project manager and a professional city-planning firm to assist in preparation of the documentation and presentations that will be required before the City Plan Commission and the Board of Aldermen.

Basically, the new zoning would reflect what has already taken place over the decades in sections of Chapel West that are higher density mixed uses. A great many properties already are developed with six floors and contain mixed uses.

The District intends to encourage such downtown development patterns. **This change would be especially beneficial to owners of currently vacant property.** A higher density of both businesses and residents is desired by all property owners.

The District Board will notify you as this project progresses. When the proposed legislation is ready for submission by our 4 Aldermen, you will be notified of all public hearings. **All property owners, especially, will be needed to testify favorably on this proposal.**



The Gift of Giving

Antonio Giano, age 9, recently donated all of his birthday presents to Yale New Haven's Children's Hospital. He had requested that party attendees bring gifts for kids of all ages in order to satisfy his desire to make as many of them as he could happy. **He donated 70 gifts in all.** Antonio is the grandson of long time **Chapel West Commissioner D.J. Ornato.** His father is **Anthony Giano**, who owns the company that so capably performs our street cleaning operation.

A big thank you from Chapel West to Antonio for his kindness and consideration for less fortunate children.



Chapel West Members Honored again by Connecticut Magazine (readers)

The January issue has named **Heirloom**, the restaurant at the "Study at Yale" as the best *Hotel Dining Statewide* and *New Haven County*. They also were voted *Best New Restaurant for New Haven County*. **Miya's** Restaurant was voted *Best Sushi Statewide* and *New Haven County* and also *Best Asian-New Haven County*.

In earlier issues, **Jo-Jo's** was voted *Best Coffee House-New Haven County* and

Dr. Ron Delfini was named one of the *Top Fifty Periodontists in the State*.

A banner year for Chapel West. **Kudos for each category winner.** We're pleased that they have chosen to locate in our District. Dr. Delfini also serves as a commissioner on CW's Board and has been a very valuable member of our team. Again, congrats to all.



68 Howe Street



Dr. Ron Delfini, 1204 Chapel Street



1157 Chapel Street



1177 Chapel Street

Reminder

Our Annual Meeting will be held on **February 24, 2010** at the *Study at Yale*. Dinner and refreshments will be served starting at 5:30pm. The meeting will begin at 6:30pm. **All property owners are invited to attend.** We will be electing 3 board members for three-year terms. We will be presenting financial information, budget projections, and plans for the upcoming year. We look forward to seeing you there.

On exhibit & now playing in the district

Eero Saarinen: Shaping the Future

Yale University Art Gallery, Chapel St.
February 19 – May 2, 2010

Yale School of Architecture, York St.
February 18 – May 2, 2010

The exhibition conveys the technological and structural ingenuity of Saarinen's buildings. The show features full-scale building mock-ups, never-before-seen drawings, models, photographs, films, and ephemera.



Ingall's Hockey Rink, designed by Saarinen and built between 1953 and 1958 for Yale University.



Eero Saarinen's Tulip Chair (1956) was designed as part of his "one piece, one material" furniture philosophy, and minimizes the clutter of feet that most furniture creates.

Aluminum base, fused plastic finish, molded plastic shell reinforced with fiberglass, and upholstered seat cushion.



Yale Repertory Theatre
January 29–February 28

Around the District

I hope everyone enjoyed the **holiday trees** that we had installed in our concrete containers on each corner of the **Chapel West District**.

We also put in an assortment of fir tree branches and other colorful items in the wooden bbls. located throughout the area. We thought it gave a very wintry, festive look. It also provided about eight trees to families who might not have had one. We think we will be doing it again next year.

Street-scape improvements will be one of our main focuses this coming year. We have commissioned **Dean Sakamoto, A.I.A.** to do a study of all areas in need of attention along with pictures and descriptions of the work to be accomplished. **It's detailed and impressive.** We have already started meeting with the appropriate city officials to solicit their response and prioritize the work to be done. We're concentrating on sidewalks, tripping hazards, tree wells, blighted trees and any other unsightly areas. Our aim is to maintain an on-going program to keep improving our infrastructure and present **Chapel West** in the best possible light. Feel free to contact us with any thoughts

or suggestions you may have on this matter.

Chapel West considers itself a "Garden Community" and as such is interested in creating our image to reflect it. That's one of the reasons we're interested in our **street-scape, flowers, artwork etc.** In this regard, we wish to encourage outdoor dining as much as possible. We are in the process of developing standards for our various restaurants that want to participate in serving outdoors (sidewalk cafes). There may even be some funds available for planters, shrubbery, and other amenities. We will be contacting our eateries to further develop this theme and get their thoughts and ideas accordingly. **Please call Brian or myself if you're interested.**

We constantly monitor our streetlights to make sure they are working. We seem to have a high percentage of lamps that go out and we have to notify the City to correct it. Please report to us any malfunction that you may notice so that we can attend to it ASAP. These are not just decorative lights but are low mass lighting designed to light up the sidewalks for security purposes. Thanks for your cooperation.



Tidbits by Vin Romei

"Did you know that thieves who steal corn from a garden could be charged with **stalking?**"

Varinda and Nick Singh, new owners of the building on the corner of Chapel & Park St., just returned from a vacation in India. The only problem is that they brought back **Indian snow and cold weather** with them. I told them next year go to Florida for their vacation.

Alex from Chap's Restaurant is opening a 2nd location on Chapel St. between Church St. and Orange St. We wish Alex luck with his new venture.

Weird Fact: It's physically impossible for you to lick your elbow.....

Ahimsa restaurant has closed but we understand that the corner is attracting a lot of interest from various restaurant operators and we hope to see progress with a new tenant there very soon. We will keep you informed.

The Holiday party in December was a wonderful celebration. The **Saint Thomas More** lobby is absolutely beautiful and a great place to enjoy good company, fine food, refreshments and world-class music by **Ron Lawrence & Co. Anna's catering** did an outstanding job with the food and we will be sure to use Anna again. Thank you all for coming and we will look forward to next year.

On several occasions we have had the opportunity to use **Geraldine's florist** for various considerations. Each time we do, the feedback is extremely positive. Very professional and fresh product. We highly recommend her for any of your needs along these lines.

I'll bet everyone who read this column has tried to lick their elbow by now. C'mon.....Fess up. Until next time....

*We're always interested in new stories and "tidbits". Call 787-3000
—Vincent Romei*

Anthony Blockberry, left and Monty Hunter, right.



Chapel West News 11/09

Meet Your New Neighbor

David Thompson Architects is pleased to join the Chapel West community at their new location at 1211 Chapel Street. In practice for about a decade, DTA moved here last fall from across town to be in closer proximity to Yale, a frequent client, and to enjoy all the benefits and excitement of the Chapel Street area. It's a welcome change for everyone at the firm, who are now able visit the nearby art museums, attend lectures, and walk about at lunch time in our vibrant and up-and-coming neighborhood.

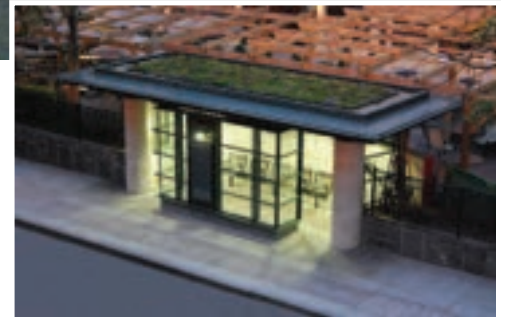
You can see some of DTA's work in and around the area, such as the new city bus shelters at 55 Church Street and the corner of Temple and Crown Streets (recipients of both State and National AIA design awards), and at **the Barnard School** at Derby Street and the Boulevard. The firm has also served as architects for the new **Leitner Planetarium at Yale**, which some of you might enjoy visiting some Tuesday evening at one of their regular public viewing events.

It's easy to spot the DTA offices at the second floor of 1211 Chapel. **Just look for the plaster bust of "The Discuss Thrower"** gazing down onto the oncoming traffic below. David explains that the bust found its way here as a light-hearted manifestation of Yale's new sculpture building hidden mid-block just behind the C.A. White building. "With the British Art Museum,



Above: The Barnard School; Right: City bus shelter photos courtesy of David Thompson

Yale Art Gallery, Yale Rep and both the Art and Architecture Schools all holding court on Chapel Street", David explains, "we wanted to give the new sculpture building a street presence here as well. We're happy to be their storefront!"



St. Raphael's goes Smoke Free



Saint Raphael's is joining other Connecticut hospitals in going totally smoke free on its campus, effective November 19, 2009. This date coincides with the American Cancer Society's Great American Smokeout.

This means that **smoking will be prohibited everywhere on Saint Raphael's campus**, including in its garages and on the land surrounding the Hospital. Saint Raphael's is also asking the Board of Aldermen to approve its designation of the sidewalks surrounding the Hospital as "smoke free." The Hospital's outside designated smoking area will be closed. Smoking has been prohibited within the Hospital for many years.

Being totally smoke free is consistent with Saint Raphael's role in **preventing diseases and promoting health**, and supports its work helping people overcome cancer, heart disease, and respiratory illnesses, among others. Numerous complaints from patients, visitors and employees who currently walk through smoke outside Hospital entrances also contributed to the decision.

The new policy will apply to all patients, staff, visitors, vendors, volunteers and anyone else coming to Saint Raphael's. Hospital Security staff will be helping to enforce the policy.

Saint Raphael's recognizes that smoking is an addiction and has initiated programs to help people quit. **Group smok-**

ing cessation classes have been underway for staff and the public. Employees participate for free, while the public is refunded \$25 of the \$125 cost upon successful completion. Medicare, Medicaid and some health insurance plans also pay for smoking cessation classes. Nicotine replacement therapy is being offered to patients. Also, Saint Raphael's is offering everyone—including the public—discounted over-the-counter nicotine replacements such as the nicotine patch. These items are available at **Saint Raphael's Apothecary Pharmacy**, located adjacent to the first floor cafeteria.

Saint Raphael's announced plans to go smoke free to staff, patients and the community last fall so smokers had time to prepare for the policy change. It has also been working with neighborhood groups, businesses and residents to make them aware of the policy change.

The Connecticut Hospital Association asked all its member hospitals to go smoke free by 2010.

Hospital of Saint Raphael

Experts
Experts Experts
Experts Experts
Experts Experts
Experts Experts

Technology
Technology Technology
Technology Technology
Technology Technology

Compassion
Compassion Compassion
Compassion Compassion
Compassion Compassion

For more than 100 years

Tidbits by Vin Romei

"Did you hear about the guy whose whole left side was cut off? He's all right now." Congrats to **Bruce Alexander**, Yale Univ. V.P. of New Haven and State affairs who was recently honored by the Greater New Haven Chamber of Commerce with the community leadership award. Bruce does a great job and he's been very helpful to Chapel West. **Steve Kovel** of Hull's Art Supply and Framing received the "Small Business Achievement Award". Steve is a Commissioner of Chapel West and has long been active in promoting our district. Our cleaning crews are gallantly trying to maintain pace picking up the falling leaves. It's an up-hill battle at best!! It seems that Chapel West is the place to be. In addition to Bruce and Steve receiving awards, the September issue of **Connecticut Magazine** honored **Miya's** for *Best Sushi*, the **"Study at Yale"** for *Best City Hotel* and **Jo-Jo's** for *Best Coffee House*. A wonderful tribute to all. **Chapel West** is on the board, as they say. We have a lot more work to do, but we're getting there. Congratulations to all.

Mark Twain said: "I didn't attend the funeral but I sent a nice letter saying I approved of it".

We're always interested in new stories and "tidbits". Call 787-3000
—Vincent Romei

New Business

Park Street Lock & Safe LLC is now open and ready to service the security needs of the community, both with duplicating keys and in shop work and road service. **Gabe Tarsi**, the operator of the lock shop, has been a locksmith for over 20 years. He is experienced with all phases of locksmithing and master keying systems as well as security surveys, industrial, institutional and residential repairs and installation.

He is currently the president of the Locksmith Association of Connecticut and a long standing member of the Associated Locksmiths of America. He is certified and registered with the State Department of Consumer Protection (as required by law).



Fun, Food, Music



Chapel West held its **annual cookout** in August and a great time was had by all. Hot dogs, hamburgers, pizzas, salads, and refreshments were served to the fun-loving group. Music and singing by Charlie Salerno's trio kept the night lively and entertaining. We had a 50% increase in attendance and food prepared. We're already looking forward to next year.

Welcome Eli's Night

On a beautiful night in early September, **Chapel West** held its annual Welcome to new Yale students living in the CW-Dwight neighborhood.

Kasbah Garden's was the perfect spot. Wonderful food, refreshments and live music. Over 100 people attended the festive occasion. **Lahcen** and his staff did a great job in hosting and providing tasty regional food for the event. As usual, everyone had a good time. Chapel West members are a fun-loving group and had no problem making the young **Elis** feel right at home. Good to see **Police Chief Lewis** attend the event as well as members of Yale Security and Police force. Our thanks to Yale University for co-sponsoring this event. V.A.Romei

Around the District

There has been a lot of activity throughout our neighborhood that I am happy to report on. **Vincent Gagliardi** has re-built the front of his two stores (**Gag's Liquor & Ultimate Universe**) on the corner of Chapel & Park St.. The project came out terrifically and all were greatly pleased to see the "ugly" metal lock down door removed. Vin is also working on new signage for the properties, and together with the up-scaling of the Dunkin Donuts store has brought good improvements to that corner. Thanks Vin.



photos by William Frank

Chapel West Landmark Lost

A **Chapel West landmark**, along with many of our institutional memories, disappeared on the night of September 3 when the **Schatz** property at 1255 Chapel Street burned down. The fire totally destroyed the entire wooden frame structure and the City was obliged to remove the remains of the building over the next few days for safety reasons. The house itself was at one time a mansion built in 1800. It is said that one of Connecticut's governors had lived there for a time.

Morris and Evelyn Schatz opened their fur business at this location in 1958. A new house as well as a concrete storage vault for furs was added to the rear and side of the mansion at that time where Evelyn

and Morris lived. Evelyn was the founder, President and Business Manager of Chapel West and the organization operated out of 1255 Chapel Street for many years. After Evelyn died, Chapel West continued to maintain their offices in the storefront at this location until eventually moving into our office at 61 Howe St.

The site of the former Schatz house as well as much of the surrounding block is being considered for a larger development. In that case, the house probably would have been demolished anyway because it was in poor condition. An historic rehabilitation would have been preferred, but most likely could not have been accomplished.



photo by Cal Leveem/YDN

Great News...We have just been advised that **Varinda & Tejinder (Nick) Singh** (shown in photo above), operators of the **Chapel Mini Mart** store, have just purchased the real estate property at 1180 and 1182 Chapel St. (Corner of Park & Chapel) They plan to make substantial improvements to the building, including the facade, the upstairs apartment, and the interior of their store. We're excited for them and the positive effect it will have on **Chapel West**. We wish them luck. **Our banner program** is coming to life again. We have installed over 20 generic banners and have placed orders from St. Raphael's, Albania Dental (additional) Dr. Delfini (additional), Temporary Labor and M & M Pawn Shop. We're looking forward to the installation of these units. Anyone interested in pursuing more banners, please contact us. It adds great vitality to the neighborhood. Call us if you have any information that might be interesting to our CW members.



Chapel West News 7/09

Bob Richards...a man for all seasons

Bob Richards owns and operates **Carofano Opticians**. A product of New Haven, Bob attended Hillhouse H.S. and University of New Haven before committing to a two year stint in the Army. When he returned home in 1969, he started his apprenticeship at Carofano's under the watchful eye of James (Jim) Carofano at his 1215A Chapel St. location. He's been there ever since. In 1975 he received his operating license and when Mr. Carofano passed away in 1980, Bob was a member of a group who bought out the practice. He became 100% owner in 1997. He has a wonderful collection of Old (Antique) eyeglass equipment.

Bob has been married to his wife Patricia for 38 years. They have two children and four grandchildren (all girls). He is a devoted family man and that is his first passion (sometimes). He played baseball under **Frank "Porky" Viera** at UNH and has been playing some sort of softball (Fast pitch, slow pitch, semi-fast pitch, i.e. for 54 years. Still plays. Sometimes 3-4 nights a week. Also plays basketball in the winter and finds time to golf.



Bob has been in Chapel West for 39 years. and were fortunate to have him as

one of our retailers. He's passionate about Chapel West as well.

Beautification Comes to Chapel West

We enjoyed a month and one half with a wonderful array of colorful pansies in our planters throughout the district. They were a welcome sight after the long and dreary winter.

We now have replaced them with an assortment of summer flowers, vines and other greenery. These draught resistant plantings should last until September when **Fall Mums** will be the order of the day. You will notice that we installed fourteen more masonry pots bringing our total up to 42. By this time next year we



photos by Bill Frank



hope to have these concrete units on all of the street corners in **Chapel West**. They do look **great**.

We have undertaken a project to paint all of the light poles, traffic signals poles, fire hydrants and utility boxes throughout the district. As we go to press, we have completed Chapel Street from York to Howe and have started up from there. It's a never ending challenge to maintain the neighborhood but it's a rewarding chore.

Tidbits by Vin Romei

"Visiting France on a wine tasting trip, a woman drank too much, fell from the hotel window and ended up in a body cast. She swore never to get **plastered In Paris** again"

I can't wait until **Eddie Donuts** (Dunkin Donuts) takes off his hat to show us the curls he has grown.

Bob Richards, Carafano's Opticians, is still playing Fast-Pitch softball. He tells me he went 3 for 4 the other night. I told him to take it easy on the young kids.

Thrilled to see all the restaurants that have decided to utilize outdoor dining/eats etc. on their sidewalks. It really brightens up the area. Thanks to Chaps, Est-Est-Est, Jo-Jo's, Sullivan's, Ahimsa, Tai Pan Asian, Pad Thai and Mamoun's. We hope more will join them.

Clay Studio's Chris and Laura are working on **medallions** that will be adhered to our planters. I suspect they will be objects of beauty and look forward to seeing the finished product.

"My last job was working in **Starbucks**, but I had to quit because it was always the same old **grind**."



Patrons enjoy dining alfresco on Chapel Street.

photo by Laszlo Feher

Meet Your Neighbor

Mike Criscio runs the **M and M Pawnshop** at the corner of Howe and George. After 17 years in business at this location, the exact nature of the operation has become hard to define. The services available here include check cashing, key making, Western Union, automatic bill paying, traditional pawn loans, phone cards, and bail bonds. **You might think that a pawn shop is all used goods, but you would be mistaken.** M and M carries a great deal of new merchandise including motor scooters, guitars, jewelry and toys of all kinds. Dozens of other products are new as well. Used tools are big here and equipment of all sorts, as well as cameras and iPods. The old stuff is best though and a list would fill his entire newsletter. You need to go and have a look. If you don't see it, ask for it and come back the following week.

When asked about the most unusual item ever purchased Mike will show you the **4 foot python** he keeps in a large aquarium at the shop. The most expensive item ever bought was a 3 carat diamond. Mike also likes stamps, coins, and any collectibles. Need a \$6,000 bicycle or just a \$100 one? It will all be here on one day or another.



Left to right; Enoc, Mike Criscio, and Troy.

Security Camera Update

The Cameras have been installed and are activated at the corners of **Crown and Howe streets** and also **Edgewood and Howe**. In addition, we have programmed them to zoom in and out along the sidewalks so that a much clearer picture can be obtained. We recently had a streak of smash & grab incidents that have now subsided. We think the word is getting around about the **cameras**. We had a couple of decent shots of the perpetrators and they are being pursued by NHPD.

Alex Rivera, Yale PD apprehended two youths who committed a purse snatching. Alex is a Chapel West property owner, so we are proud to claim him as one of our own. **We** are in the process of planning future installations that should take place this fall. **Stay Tuned...**



Around the District

Vin Gagliardi has up-graded the front of Gag's Liquor store and Alternate Universe at the corner of Chapel & Park Streets. He also recently did the same to the Dunkin Donut store. We're always happy to see our property owners maintain their buildings in first class style.

The **Howard Hill** funeral home always looks great. Last year Howard did major renovations to his property. He recently installed a security system throughout the building and cleaned up the section in back of the Temporary Labor building. He has installed a planting bed and intends to plant shrubs and flowers accordingly. Our **Chapel West** cleaning crews are helping by cleaning up Cofield Way and also maintain the rear of 1289 Chapel St. "Keep up the good work, Howard."

Anthony and his crew are maintaining the streets, curbs, and sidewalks in a first class manner. They are cleaned daily and the area has never looked so good.

Welcome to **David Thompson**, AIA Architects who have just moved into the Schaefer building at 1211 Chapel St. It's always good to see new companies that recognize the vitality of our neighborhood and are willing to make a commitment to join The Chapel West Neighborhood.

We have a new owner of the locksmith business at 177 Park St. **Gabe Tarsi** has opened Park St. Lock & Safe Co. It's a good move because we need this type of business and it helps stabilize the area. "Good luck Carl!"



Condolences

To Sue, Asst. Manager at Dunkin Donuts, due to the passing of her mother. "Our prayers are with you and your family".



COOKOUT



Reserve the date of
Tuesday, August 4, 2009

for our 3rd annual Cookout.



Place: **Parking Lot-Pro Park**
Corner of Chapel and Howe Streets.



Time: **5:00 pm-9:00 pm**



Food and fun...You're invited.

RSVP 787-3000





Chapel West News 4/09

The Study at Yale

The Study at Yale is a new lifestyle hotel, offering an experience in service, style and comfort **unparalleled** in the New Haven area. The property boasts 124 guest rooms including 7 studies, a Presidential Suite and an artist's studio.

There is also wireless iPod hook-up and complimentary internet access throughout the Hotel. The restaurant, **Heirloom**, serves modern continental cuisine that is to die for. They have a fitness center, meeting rooms, and valet parking. **All the amenities you could ask for.** The 1200 sq. ft. Penthouse Lounge has a panoramic view of the Yale campus and is ideal for a small reception or cocktail party.

Owner **Paul McGowan** did a masterful job in designing this facility.

We're thrilled that they are located in the **Chapel West** District.



Rooms overlooking Chapel Street.



Heirloom restaurant.



A typical bedroom overlooking the Yale Campus.



The Lobby at "The Study."



"Study at will."

Camera Coverage Expands

The Board of Alderman recently held a public hearing to determine what the City policy should be regarding the use of **crime deterrent cameras** in the public right of way, including the equipment already installed by **Chapel West**.

Opposition testimony came only from a representative of the American Civil Liberties Union. His testimony was not convincing. Favorable reaction was the norm, including a good discussion by the Chief of Police, James Lewis, and Chief Administrative Officer Robert Smuts. Favorable legal opinions were presented by both **Chapel West** and the City's Corporation Counsel. **Chapel West** had earlier surveyed all of the 200 property owners in the district by mail and personal visits. Brian and Vin attended the hearing and presented the Aldermanic panel with evidence that 2 property owners were opposed to camera use. 1 was neutral, and 181 were in favor. The remainder

had not responded by the time of the hearing. **This was impressive** and belied the claims that people did not approve of camera use in public spaces.

The panel directed that the City staff come up with a written policy regarding the use of cameras in public spaces, the administrative mechanisms to be used, control of access to the images, etc. This document has been completed and published. In general, the images generated by **Chapel West** or the City, presently and in the future, will be transmitted to the Department of Transportation, Traffic and Parking for recording. This Department has the equipment and expertise to handle this task. **Chapel West does not have access to the images** nor do they request access. The images are available to the police for use as evidence after an incident has occurred and improvements to the City network connections are underway to make the images available to the police in real time.

Recent news stories indicate that the New Haven Police have obtained a grant to install sonic **"shot finders"** and will later supplement that system with cameras in various City locations. In the meantime, **Chapel West** is proceeding with its project and has ordered the cameras for the intersections of Howe/Crown and Howe/Edgewood. Signs to notify the public that activity on the street is monitored by video are currently visible in the windows of many businesses. The District has ordered more. Please stop in at the office if you would like to display one on your property.



Around the District

We expect a lot of new activity to take place this year and we're very excited to begin once the weather breaks. Our **Security Camera** project has been sanctioned by the City and we are moving forward with plans to expand upon our current installation. (See article on Cameras) We anticipate purchasing and installing more **Concrete Planters** (Howe St.) this year and also planting pansies for the early spring followed by summer flowers, then fall mums. It should look great. Vin Gagliardi is planning to upgrade the front of his buildings; (next to Dunkin Donuts) Gag's Liquor Store and Ultimate Universe. We have also formed a **marketing** committee headed up by Steve Kovel and Abbi Rider along with a **Temporary Art project** committee to be led by Dean Sakamoto. We're looking forward to an invigorating year and we will keep you well informed as it develops. Nice to see the winter coming to an end.



Dunkin Donuts



Left to right: Jessie, Sue (assistant manager), and Will.

"Shave and a haircut—two bits" **Dunkin Donuts** got an uplift. And what a job they did. They have all new state of the art equipment and fixtures. The outside has been completely redone along with new signage. **The place looks great** and the employees are very excited about

their new environment. Menu is expanded and Eddie Donuts tells me he is going to let his hair grow and get it coiffed to be more in style with the new "digs".

Wow....What next for **Chapel West**?... Can't wait.

Tidbits by Vin Romei

Did you know? A chicken crossing the road is **Poultry** in motion. Chris & Laura (Clay Studio) along with Geraldine and Tom Strong are designing a **Chapel West** (Logo) Medallion that will be adhered to our concrete flower planters. **Michael Dezura**, G.M., and **Danyel Aversenti**, catering sales manager at the "Study at Yale" did a superb job in hosting our Annual Meeting's breakfast held at their wonderful facility. We look forward to returning for other functions. A good time was had by all. Sorry to see **David Benfer** retiring as President of St. Raphael's Hospital. He's done a splendid job and has been a good friend to **Chapel West**. **Vin Gagliardi** has recovered from a slight stroke he suffered and **Alex Elsankary** from Chap's Grille is almost fully mended from a fall that broke his arm. It required a metal plate to be inserted and was very painful. Very tough winter....Glad it's over....We're looking forward to warmer weather and outdoor activities that we have planned. **Mark Twain** said "Why do you sit there looking like an envelope without any address on it?" Till next time....v.a. romei



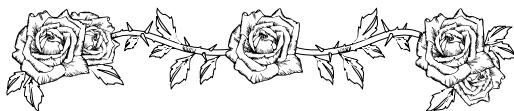
Left to right: Vin, Debby (CW News designer) and Brian.

In Memorium

Marilyn "Boots" Cramer passed away last month. She and her husband Bill operated Hull's Hobbies & Hardware on Chapel St. since 1963. They were part of the fabric of our district. Marilyn was a strong supporter of **Chapel West** and a dear friend. Mother of daughters Kim and Kristin, she will be missed by all.... God rest her soul.

Condolences

To Nick Papadopoulos (Pizza House) due to the passing of his brother George. Our prayers are with you and your family.



We're always interested in new stories and "tidbits". Call 787-3000
—Vincent Romei



Chapel West News 11/08

Paul Rudolph Hall

If you noticed one thing last Friday it would have been that all of the parking meters on Chapel Street between York and Howe were occupied with visitors from many states, no doubt an overflow from the York St. garage. Well over 600 people spent most of the weekend here in the District attending the many events spread out over two days associated with the completion of the **Jeffrey Loria Center** at the corner of Chapel and York. Many stayed at the new **Study at Yale Hotel**. The building we used to know as Art and Architecture has been completely renovated and renamed **Paul Rudolph Hall**. An addition to the original building called the **Loria Building** has been constructed on the site where Gentree's used to stand. The new addition will be the home of the Art History Department This property, among others on York Street, joined the Chapel West District last year. For the District, the construction period was without event. Yale went out of their way to minimize construction inconveniences for the businesses in the area and all of the construction companies were most cooperative. The new corner of York and Chapel is more inviting now and feels like a part of the District.

The dedication ceremonies resulted in a gathering of a vast number of architects from all over the world who engaged in their favorite pastime of

criticizing or praising other architects' creations. News reports in the Yale Daily News were filled with backhanded compliments and adjectives that architects love such as enigmatic, challenging,

complex, humbling, overwhelming, heroic, brutal, monolithic, too busy, fragmented, etc. Well, **Chapel West** must know nothing about architecture because we think the whole project is **beautiful!**



Meet a Commissioner

Abigail Rider is Associate Vice President of Yale and Director of University Properties, the University office which oversees the management of Yale's one-million-square-foot commercial real estate portfolio, which includes office, residential and retail space (including 85 retail tenants near campus); markets and leases Yale-owned properties; directs the development of new commercial real estate projects; and works with New Haven officials, groups and businesses to promote positive relations. She serves on the Boards of the **Chapel West Special Services District and the Neighborhood Music School**.

Rider, who holds a B.A. from Smith College, began her professional career at The Chase Manhattan Bank, N.A., rising to the post of **Vice President of the Merchant Banking Group**. She subsequently worked for Old Stone Corporation, a Rhode Island financial services company well-known in the industry as a national real estate lender and investor, eventually becoming a **Senior Vice President as well as President of Old Stone Funding Corporation**. She served as an **executive management consultant for Rider & Co. and Kaiser Associates**, working extensively with New England banks on various aspects of their real estate portfolios, before joining



eCredit.com, Inc., first as **director of professional services and later as vice president of marketing and product strategy**. She was with Brown University from 2002-2007 where she served as **Director of Real Estate and Administrative Services**; she joined **Yale** in May of last year.

Tidbits by Vin Romei

DID YOU HEAR?: Every time you give someone an inch, they think they're a **RULER !! !...** Congrats to **CHRIS AND LAURA** (Clay Studio). Both were selected to have their **ART WORK** published in 500 Tiles—A Ceramic series book from Lark Publications.....The colors in our Fall **MUM PLANTS** were exceptional..... Halloween was really in full swing this year with numerous decorations around the district. On Friday night there was a large number of characters on the streets.....It's hard to believe Christmas is right around the corner. This year is flying by.....Connecticut Magazine has their eye on Chapel West. The July issue named **DR. RON DELFINI** as one of the top 25 Orthodontists in the state and the September issue has a Full feature article on Restaurateur **BUN LAI**. **"NICE JOB"**.**MICHAEL** at James Camera is looking to CW for a job to personally take care of all the Trash BBLs. on Chapel St. from York to Park St. I told him he doesn't have enough experience. **DID YOU HEAR?:** The Police were called to a day-care center where a Three (3) yr. old was resisting a **REST !!!** See you soon.v.a.romei

*We're always interested in new stories and "tidbits". Call 787-3000
—Vincent Romei*

EST•EST•EST

One of Chapel West's best known, oldest, and busiest restaurants is **EST EST EST** at the corner of Park Street. This Italian style restaurant has been here since 1937. Under the "new" ownership (12 years already) of **Ayman Gebril**, the restaurant has just completed a 100% total remodeling to improve all aspects of the operation. New and larger seating areas, food preparation areas, and counters, etc. have been installed. Ayman's talents in this business are not just evidenced by the large crowds seen in the place after midnight from Thursday through Sunday. Ayman was the former owner of two other successful places, the Villa Villa in West Haven and the former Cape Codder in Westville.



EST EST EST is open til 1 AM on all nights except Friday/Saturday when it is open til 3 AM. Chapel Street is still pretty busy at 3 AM on weekends and much of the credit for this goes to our businesses which stay open. The area is loaded with residents, hotel guests, students, and customers coming from the many clubs at closing time. **The menu at EST is very Italian with over 100 items.** Virtually nothing you are used to is missing and nothing on the menu costs more than \$10.50 except perhaps 32 chicken wings, all at once. Good luck eating that!. Ayman employs 3 people full time to handle all the business. Waiting a long time to be served does not happen here. Everything on the menu will be delivered if one calls 777-2059, faxes 562-1721 or orders on the internet at www.campusfood.com.



NOTICE

HOLIDAY PARTY: Save the date....
Tuesday night–Dec. 2, 2008 at Saint Thomas More, 268 Park St.
6:00PM–9:00PM Music & Refreshments

Meet Your Neighbor...Bun Lai of Miya's Sushi

Did you know that one of the most acclaimed restaurants in the state, **Miya's Sushi**, has been located in the Chapel West district (on the corner of Chapel and Howe Street) for over twenty-five years? The October issue of *Connecticut Magazine* features 2nd generation owner **Bun Lai**, in a riveting five page personality profile. The magazine wrote of him; **If there is a more creative or passionate chef, we have not met him yet.** If you happen by a copy, be sure to take a peek!

Miya's clientele is an eclectic mixture of people from the immediate neighborhood and others from outside of New Haven. Says Bun Lai, I love that we are a cozy, bustling and affordable neighborhood hole in the wall; but I also love the fact that people travel for us, often from as far away as Manhattan, Boston and Providence to experience dishes that you can only get here in our little restaurant, in our little neighborhood...Chapel West has improved by leaps and bounds over the last couple of years...people love coming here to eat and shop, more than ever before. I, personally, rarely feel the need to go to any other neighborhood in town because **all the fun is here.**

Bun Lai is the 2008 nominee for **Best Connecticut Chef** by *Flavors Of Connecticut*. *The New York Times* wrote of him; **For sheer gutsy inventiveness, nothing I've eaten this year beats Miya's of New Haven.** When the young chef is at the stove, the food is sublime. As a wrestling coach, he has trained State and



New England Champions. He is himself a 2004 World bronze medalist. He was last seen on NBC cornering super star wrestler, Sally Roberts, in the finals of the Olympic Trials. A big beer drinker, he was the token cool Asian guy in a Carlsberg beer commercial that ran in Asia. He went to Asia for vacation that year, but nobody seemed to notice that he was famous, other than himself.

Miya's supports local and children's charities. For donations, contact Bun at miyasushi@gmail.com. For more information on Miya's and Bun, visit www.miyassushi.com

Outdoor Movie Excitement

On Tuesday night – October 14, 2008, **CHAPEL WEST** held it's first **OUTDOOR MOVIE** presentation in the parking lot at the corner of Chapel and Howe Sts. The film "**YOUNG FRANKENSTEIN**" was hilarious. It was a beautiful night (the rain had held off) and we had complimentary soft drinks, candy and a popcorn cart. The aroma up and down the street of the fresh popping corn was heavenly. We had approximately eighty (80) CW neighbors, property owners and commissioners attend. Everyone had a good time and they all are looking forward to showings next year. One gent asked if we were going to do this weekly. One more step in our goal of "**LINKING THE NEIGHBORHOOD**". Thanks to Chris and Laura (Clay Studio), Geraldine (Florist) and Anthony & José from our Maintenance crew for helping us with the event. It's wonderful to see everyone pitching in to help.



José & Vin popping corn.



Enjoying the movie.

Around the District

Our Maintenance crew is ready for the fall weather with their new **HOODED SWEATSHIRTS**. They look pretty snappy with our logo on the front and **CHAPEL WEST** across the back....A lot of construction projects were completed since our last newsletter. **THE STUDY AT YALE** (hotel) has opened and it was well worth the wait....The renovations at the **RUDOLPH BUILDING** and the new **LORIA CENTER** have also been completed. We will be doing feature articles on these projects in future publications. **EST, EST, EST** and the **HOWARD K. HILL** building are finished and operating. The Lower Chapel Street end of our district has gone through dramatic changes in the past couple of years and we're all very excited over the outcome. Keep tuned for further developments.

Let the leaves fall where they may...
WE'RE READY!



Left to right: Monty, Felipe, José, Anthony



Chapel West News 9/08

CW 2nd Annual Cookout

The 2nd Annual Chapel West Cookout was held on Tuesday, 8/5/08 at the parking lot on the corner of Chapel and Howe Sts. And **WHAT A GREAT TIME** was had by all. Over 150 property owners, tenants, retailers and friends of CW attended.

Festive music was provided by **CHARLIE SALERNO & KYLE RALSTON**. They kept the night lively and entertaining with their various renditions. Everyone certainly brought their appetites with them. It was truly a community affair and Chapel West was on display.

THE PIZZA HOUSE served over 24 hot, freshly made pizzas along with Greek and Pasta salads. **CHAP'S** grilled off 40 Hotdogs and 50 Hamburgers to get us going. **KASBAH GARDENS** provided the staff and equipment to grill 150 Chicken breasts, 100 additional Hotdogs and 80 more Hamburgers. In addition they served stuffed grape leaves and also Cous Cous. The food was delicious and nothing was left over. **WINE, BEER & SODA** was provided by CW and served by **FORBES SMITH** and his able staff. Many thanks to **ANTHONY GIANO**, our maintenance contractor, in helping us set up and pull everything together, including the rented tent, tables, and chairs.

All in all it was a night to remember and also look forward to for next year.



Delfini's Dancing Dolls



Romei's Clan



Vin & Dean Sakamoto

Photos by Woody Ford



Charlie Salerno & Kyle Ralston

Meet a Commissioner/Designer



From left to right: Marjorie Cohen Gordon, William Frank, and Commissioner Tom Strong at Strong Cohen Graphic Design on Chapel Street. (Working on this newsletter, out of camera range, is Deborah Pucillo)

“Make it strong and simple.”¹

“Color everywhere is no color at all.”²

“Books should lie open regardless of size”³

At **Strong Cohen** we apply these principals to print and signage projects for schools, banks, city governments...and yes, **Chapel West**.

1. Herbert Matter 2. Paul Rand 3. Alvin Eisenman

Tidbits by Vin Romei

DID YOU HEAR ABOUT THE THIEF WHO STOLE A CALENDER? HE GOT TWELVE MONTHS!!!.... Congrats to **DR. RON DELFINI** who was named in Connecticut Magazine as one of the top twenty-five Periodontists in the **STATE**. Nice Job Ron.... The Yale Police Dept. has announced that **RONNELL HIGGINS** has been named Ass't Chief and **JOSEPH VITALE** has been promoted to Lieutenant. Both have been very helpful to **CW**. Joe has been a semi-quasi member of our board for years. Congrats to all. **KYLE RALSTON**, who performed with **CHARLIE SALERNO** at our cookout, was a member of the nation-wide touring cast of the “Sound of Music”. She played one of the Von Trapp daughters.... **NOTICE**: on Tuesday, October 14, we are planning an outdoor Movie Night, “Young Frankenstein”, in the parking lot on the corner of Chapel & Howe Sts. There will be popcorn, soft drinks, Candy, etc. Word has it that **WILLOUGHBY'S** coffee house is going to locate in the new Jeffery Loria Center on York St. –next to the Rudolph bldg. (Arch. School).

Photo by “Dutch”

DID YOU KNOW: If you jump off a bridge in Paris, you are in **SEINE!!!!** See you soon.v.a.romei



Rimagé Salon & Spa

LEN YANAVICH announces that Rimagé Salon & Spa is ready to celebrate its 25th year serving the beauty and wellness needs of the New Haven Community. Located in the heart of the Chapel West district at 1210 Chapel St. and **offering a full range of services from manicures and barber cuts to body wraps, sauna treatments as well as massage, skincare and neuro-muscular work.**

After an 8 year operation next door to London Ltd. & Geraldine's Florist, Len made the move to renovate a beautiful 1800's Victorian Lady to accommodate his growing business and offer a one stop wellness center to his loyal guests and an opportunity to add more reasons to visit the friendly family that is Rimagé Salon & Spa.

Walking through the door, you're taken back to a time when life was simpler and pampering was a way of life. The smell of fresh baked goods and brewing coffee greet you throughout the day, and a cool glass of wine and a snack are the order for evening appointments.

Offering a tiered pricing schedule, Len has created an opportunity for all lifestyles and budgets to experience the passion for beauty and wellness that is shared by all staff members. Whether you're looking for solutions for fine or thinning hair, skin that is sensitive or problematic, or an old sports injury. Employing nationally certified colorists, body workers and skincare technicians, Rimagé Salon & Spa also maintains a full boutique offering Organic hair and

skin care products as well as artisan handmade soaps and gift sets made right here in New Haven.

Celebrating the creation of a "family oriented community" in the heart of the city, Len and his staff take immense pride in the very special "**SCENTSATIONAL CUTTING GARDEN**" created for the enjoyment of neighbors and guests in front of the spa, and a "secret garden" in the parking area offering native tomatoes, basil and an assortment of surprises for his tenants and guests. **"I've recently supported the Cornell University bird watchers and**

record the arrival of seasonal finches, woodpeckers, cardinals and mocking birds to the inner city which brightens the days of guests seated in the sun filled colour and processing area of the salon".

Offering a discount on services to the Yale student body and a 20% referral discount to all recommended guests, we invite you to visit us and enjoy the "Rimagé Experience"

For other discounts and specials, please visit www.rimagesalon.com or WTNH www.ctwoman.com



Len Yanavich at Rimagé

Meet Your Neighbor...Albania Dental



Dr. Maria Jimenez

Most of Chapel from Kensington to Sherman has evolved into a medical district providing every type of health care, dentistry being no exception. One of our best neighbors, **ALBANIA DENTAL** has been located at 1395 Chapel for the last nine years making the world a more beautiful place. Walk through the beautifully kept front yard garden to meet **DR. MARIA JIMENEZ** who returned to New Haven in 1998 from New York University to set up her practice here on Chapel Street. The building had previously housed a dental office. When the doctor returned to New Haven from NYU and a stint in the Dominican Republic providing dental care, this building was available. It certainly looks better today than it did then. We wish all properties in



the district could be kept up as nicely as this.

The doctor is ably assisted by Flori Guerra and Melina Incarnacion, her two dental assistants, and her beautiful office manager Karina Jimenez whose image you see on the banner in front of 1395 Chapel. **Albania Dental is a full service practice including implants and cosmetic treatments.**

*We're always interested in new stories and "tidbits". Call 787-3000
—Vincent Romei*

Around the District

The area is **TEEMING** with excitement over the returning **YALE STUDENTS**. Somehow, it seems more lively than in years past. The renovations and expansion programs throughout the District are closing in on completions. **EST, EST, EST** is doing a wonderful job at their restaurant (completed as we go to press); Yale's **LORIA CENTER AND RUDOLPH BUILDINGS** are masterpieces of Architecture and the former "Colony Hotel" now **THE STUDY AT YALE** is absolutely beautiful. We're excited that all this work is going on (finishing) in Chapel West. On Tuesday, 9/23/08 we held a **WELCOME ELI'S** get-together for new Yale students residing in the Chapel West/Dwight neighborhood @ Kasbah Gardens. It was a beautiful night and the event drew over 100 students, CW west members and their friends. **LAHCEN, JAMAL** and their staff did a wonderful job with the food and service. It was a memorable evening and a great time was had by all. **NOTICE:** The Dwight Central Management Team (**DCMT**) has formed a Youth Committee. This summer, they did a study to obtain information and thoughts from residents about the future of The Timothy Dwight School Building. We plan on obtaining a copy of the report as soon as it is completed and will follow up accordingly. Good job by our friendly Neighbors. **FALL PLANTINGS** have been completed in our various containers throughout CW. They really look great. We were very satisfied with the summer plantings and how well they were maintained. Until next time.....



Chapel West News 7/08

The Yale Update



1140 Chapel Street

The Yale Alumni Association (AYA) has joined the Chapel West District with a new office located at 1140 Chapel Street in the building that formerly housed the Three Chimney's Inn. The AYA provides a

channel for communication between the alumni and the University, and oversees the direction of alumni organizations and programs.

This will be a second office for the AYA whose main location is at Rose Alumni House on York Street. Twenty-three of AYA's forty-nine member staff will operate out of the new Chapel Street office. The building has benefited from a full interior renovation, which preserved the building's historic features such as the sweeping wooden staircase and stone fireplaces. In addition to staff offices, the building now features meeting space as well as satellite desk space for visiting alumni to use during campus visits.

According to **Carolyn Claflin**, AYA's Deputy Executive Director, "This new location will aid us in better serving the Yale alumni community. We're delighted AYA is growing and expanding its presence as a new neighbor in the **Chapel West District.**"

Editor's Note: **Chapel West is excited that the University has chosen our District to expand its Alumni Association operations.** We will be more than delighted to assist them in their transition. Good Luck to Yale AYA.

Meet a Commissioner

A historic yellow Colonial house built in 1858 at 1204 Chapel Street houses the busy Dental Implant and Periodontal Practice of **Dr. Ronald Delfini**. Dr. Delfini first came to Chapel St. in 1983, purchasing and remodeling the historic building on Chapel St. He has been an active member of the Chapel West Special Services District since its inception in the early 1980's. A pleasant surprise in the parking lot behind his building is his array of flowers. He takes as much pride in being the "**King of the Zinnias**" as he does in being a dedicated doctor.

Dr. Delfini grew up in Hamden and graduated from Hopkins. He then went to Lehigh University and did his dental degree at Georgetown University. He also did his periodontal training at Georgetown as well as Bethesda Naval Hospital. He has practiced periodontics in New Haven since 1972 and has taught at Yale for over 20 years. Dr. Delfini is a Periodontist with most of his practice devoted to Dental Implants. Dr. Delfini feels that implants are a true miracle with the technology to allow him to replace missing teeth with teeth that function and look as good as the original. He has a commitment to keep his

patients out of dentures and has successfully treated hundreds of people who once had dentures and now have teeth that stay in.

Dr. Delfini resides in Branford with his wife Marcia. He has 2 children and 5 grandchildren. When he's not practicing on Chapel St. he is an avid tennis player and golfer.



Dr. Ronald Delfini

Tidbits by Vin Romei

I was thinking.... To write with a broken pencil is pointless!!! Group W. Bench owner, **Raphael**, is entering his 40th. year on Chapel St. He has 3 wonderful grandchildren, Connor 2-1/2 yrs, Torrin 2yrs, and Julian 1-1/2 yrs old. They keep him hopping. He calls them the three **Kings....** **Eddie Donuts**, (Dunkin Donuts) maintains the flowers in our new pot in front of the store. "He waters them every day". They look great.... Soon Yale will be finished with the re-hab of the Architectural building and **Michael Onofrio** from James Camera will be bored. He calls me three times a day to complain about the trash bbls. being full in front of his store.... **Jose**, one of our cleaning crew members has lost over 10lbs by sweeping sidewalks & curbs! Anyone wanting to lose weight can sign up.... **Did you know that when the smog lifts in Los Angeles U.C.L.A....**

*We're always interested in new stories and "tidbits." Call 787-3000.
—Vincent Romei*

HASSETT

Lt. Ray Hassett is the New Haven Police District Manager for the Chapel/Dwight/West River Neighborhood. During his time in this position, he has always been a strong supporter of the growth in the Chapel West business district. "I pride myself in being a good problem solver and a strong communicator. I try to make myself accessible to all", Ray says. "**HASSETT**", as he is sometimes affectionately referred to around the neighborhood, believes that crime is part of the fabric of any city and being prepared may save you the embarrassment of becoming a victim or possible injury.

"**Be aware when you're walking.** Look at people's faces. Most victims are picked because they are not paying attention. If something, or someone, doesn't look right to you, get out, walk away, or move on and you should be fine." For occasional crime tips, stay tuned to further editions of the Chapel West newsletter.

HASSETT started his assignment to Chapel West in 1998 as a Sergeant and was promoted to Lieutenant in 1999. It is a clear measure of his success that he has not been transferred. The District appreci-

ates this continuity and we keep **RAY** in our cell phones. The District Management Team is always in touch with the Chapel West Commissioners and they work on many projects together over the course of a year.



Lt. Ray Hassett

Meet your Neighbor...The Mini Mart



Varinder and Tejinder Singh

This month's 'meet your neighbor' profile is about **Tejinder Singh** and his wife **Varinder Singh** who own and operate the Chapel Mini Mart at 1182 Chapel St. Tejinder and Varinder moved to New Haven from New York in 1993 and shortly after that (1995) opened their own business. After 13 years at this location, things are going well. Tejinder believes that there could hardly be a better location. He gets such a large cross-section of customers that you may have to wait in the fast moving line. Local businesses, construction workers, Westville commuters, students, and local residents from all surrounding blocks patronize this business.

You might define this business as a grocery store. The Singh's appear to carry

at least one brand of anything you can think of, similar to a supermarket. One quick visit and you will only be able to remember some of it. Groceries, housewares, non-prescription drugs, fruit, magazines, newspapers, beverages of every kind, ice cream, lottery tickets, magazines, Western Union service, umbrellas, hot coffee, cigarettes. Who knows what else?

Despite the small space available Tejinder is talking about remodeling to gain a little more efficiency and a facelift. The District will participate by arranging a **City of New Haven facade grant**, a dollar for dollar match of up to \$2,000, for any expenditures on improvements to the exterior of the building that meet the program guidelines.

Around the District

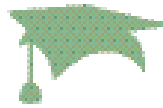
Renovations and Rehabs are continuing to flourish. The Architectural School building and the Hotel both hope to be completed by Late August. The **Gannon** building is finished and it really came out nice. **Howard Hill's** funeral building is well on its way. **Est, Est, Est**, is remodeling by moving the entire restaurant to the front of the building and preserving the original walls inside. They have also added a new oven. Should be very attractive. The Mini Mart and Dunkin Donuts are in the planning stages of remodeling. **Chapel West** is continuing to come alive with activity.

Pro Park is taking over management of the Parking lot on the corner of Chapel and Howe. They will install a validation system for local merchants and also display signage that promotes **Chapel West** as well as the parking lot. Good luck to Pro Park. We are in the early planning stages of a **BEAUTIFICATION** project that will place temporary works of Art throughout the district. We have been in the process of identifying possible locations for their display. We will keep you informed as we move along. We have been getting raves for our **new planters and the flowers** contained therein. Next spring we plan on purchasing more planters to complete the District. They look great!!

SPECIAL ANNOUNCEMENT...

We are having our **2ND ANNUAL COOKOUT** on Tuesday, August 5th from 5:00 PM to 8:00 PM. It will be held in the Parking Lot on the corner of Chapel and Howe. We'll have a tent and traditional cookout fare prepared by our local Restaurants.

YOU'RE INVITED...



Chapel West News 5/08

The Yale Update

Yale has many cooperative programs with New Haven public schools which encourage students to study science and consider careers in science and engineering. Several of these partnerships center on schools near the Chapel West District including Hill Regional Career High School, Troup Magnet Academy of Science and Timothy Dwight Elementary School.

The **Yale Schools of Medicine and Nursing** partner with **Hill Regional Career High School (CAREER)** to provide more than 200 high school students with the opportunity to spend time on Yale's campus in classes, laboratories, and structured internships during the school year. Each year, 15 to 20 Yale faculty members and 50 Yale College, Medical, and Nursing students tutor and support 8 different courses that are offered for credit at Career. Yale also offers a free three-week residential academic enrichment program (SCHOLAR) on campus for 60 **Career High School** students each summer.

Students from the Chapel West neighborhood also participate in the citywide science fair held in May at Yale University's Commons. The goal of the

New Haven Science Fair program is to work with k-12 children and teachers as they carry out investigative hands-on science fair projects, and exercise skills in critical thinking, science process and communication. Several Career students work with Yale faculty mentors. Public viewing of science fair projects will be Wednesday, May 14th from 1-6pm. **Middle school students from Troup** work with Yale University undergraduates in the Science and Math Achievement teams (SMART) program, which pairs Yale student volunteers with students in grades 5-8. Participants work on math or science projects which are then displayed at the Science Expo open house at the end of the semester. The Science Education Outreach Program (SEOP) brings graduate students and post-doctoral fellows into the city's middle schools to teach topics in genetics and encourage children to consider careers in science.

At **Timothy Dwight Elementary**, Yale supports an after-school enrichment



AJ Scheetz teaching biology to Career High School SCHOLAR students

program. Every Tuesday and Thursday during the academic year, Yale undergraduate volunteers tutor students and organize math and science activities.

To learn more about science education programs run by Yale faculty, staff and students visit **HYPERLINK:**

<http://www.yale.edu/scienceoutreach>

Shana N. Schneider

Tidbits

Bob Richards of **Carofano's Optical** has great news. His daughter recently gave birth to twin girls. That's a handful for Grand-Ma and Grand-Pa. "DID you hear about the butcher who backed up into the meat grinder? He got a little behind in his work" Clay Studio's **Chris Alexiades and Laura Litvinoff** have agreed to head a committee to work on our "Arts and Beautification project. **Geraldine** (watering prognosticator) has agreed to assist our crews on our Floral/container program. We are planning on new masonry flower pots for Chapel St. corners from York to Sherman Ave. **"EDDIE DONUTS"** does a great job with his hard to control employees at Dunkin Donuts. Some of them even practice Art Sculptoring while at work. ...**Freddie Joseph** is back to work after recuperating from his recent operation. Hard to keep a "GOOD" Chapel West regular down. "DID you hear about the Dentist who challenged the Manicurist to a duel?. "They fought Tooth and Nail".

Vincent Romei

*We're always interested in new stories and "tidbits." Call 787-3000.
—Vincent Romei*

Meet A Commissioner . . .

Gary Bello graduated from Keene State College in 2005 with a Bachelors degree in business and quickly entered the Real Estate/Property Management field to begin his pursuit for success. The Carhartt wearing young man got a great start making connections with **CWSSD**. Through the extended help and experience of **Joel Schiavone**, he has been able to gain great knowledge and put it to good use. The last three years has been a long journey for the up-coming project that Chapel & Dwight has been negotiating for the corner of Chapel and Howe. Gary is strong in supporting decisions made by the executive board. He fulfilled a dream by starting two of his own businesses. **MGB Property Services** (a landscape and lawn maintenance co.) and **Extreme Rooter and Remodel** (plumbing and remodeling). With his love of the Real Estate business, Matt Short and Rick Murphy have given Gary the opportunity to grow in an



Gary Bello, left and Joel Schiavone, right

ever changing industry. He enjoys the water and hanging out on the Thimble islands on his boat with **Krista**, his girlfriend of five years and her puppy Jake. He also enjoys a margarita or two on a nice summer day.

Saint Raphael's pioneers use of new cancer-fighting technology

The Hospital of Saint Raphael is the first hospital in southern Connecticut, and only second in the state, to offer the amazing, state-of-the-art **CyberKnife** stereotactic radiosurgery system. Initial patients will be treated in May.

The most accurate radiation system in the world, CyberKnife combines two advanced technologies to target tumors. An image-guided system tracks and verifies a tumor's location with sub-millimeter precision, and automatically adjusts to compensate for patient movement—even breathing—during treatment. As a result, it's possible to treat and destroy tumors anywhere in the body, including those that previously could not be surgically removed. It can target multiple locations in a single session and also treats lesions that have already undergone the maximum doses of traditional radiation therapy.

CyberKnife radiosurgery is an alternative to conventional surgery for benign, cancerous or malignant brain tumors; metastatic disease to the brain; spinal cord tumors; and tumors of the neck, lung, liver, pancreas, and prostate.

This leading-edge technology is precise, painless, and requires no anesthesia or incisions. Treatment varies accordingly to tumor location. They are done on an outpatient basis, generally take 1-2 hours per session and usually require 1-5 visits. Patients are able to resume normal activities after treatment with minimal side effects.

Availability of CyberKnife, combined with an April 30 groundbreaking for a satellite cancer treatment facility in Hamden, reflect Saint Raphael's long-standing commitment to provide the most advanced cancer care, in convenient, compassionate ways, to patients.

Around the district

Chapel West is getting an influx of new businesses. **Peoples Medical** opened at 1415 Chapel St. They are a full service home medical equipment co. ...**Yale AYA** has opened a 2nd location at the former "Inn at Chapel West" site...**Hair Niche** has opened a full service Barbershop in the **Hotel Duncan**...**Cathy We** has opened JoJo's Coffee House on the corner of Chapel and Park St. The word must be getting out...

Construction and Renovations keep moving along. The Hotel looks absolutely beautiful with it's new glass front...We can't wait for it to open. Ditto for **Yale's Rudolph Building** (Architecture School) and the adjoining **Luria Building**. **Gannon's** property looks great and I see that **Howard Hill** is doing major improvements on his building at 1287 Chapel St.

As we go to press,our street **Security Cameras** at the corner of Park and Chapel and Howe and Chapel should be up and running. We will be doing a Major article on this program in our next issue. Were very excited about this long awaited development.

Meet your neighbor...Temporary Labor



Bob and Michael McGrath

Tops/Temporary labor of New Haven has been a New Haven institution since 1967. It was established to deliver a reliable,dependable and cost efficient work force to the New Haven area.

Michael McGrath has owned and operated Temporary labor since 1985 when it was located at 36 Howe St. That year he moved with it's sister company, **Maid for a Day** to it's present location at 1291 Chapel Street in the heart of the **Chapel West District**.

Since 1985, Michael has taken Tops/ Temporary Labor and expanded from a small, employment day labor company to a full service staffing agency. Today they serve The greater New Haven and Bridgeport markets doing close to \$2mil. in sales.

In 2004, Mike expanded again by buying **Contemporary Personnel** in West Haven and bringing all the clients under the Chapel Street location. in 2007, they also bought **Temps Now** of Whalley Ave. and merged all of it's clients and employees to Chapel St. as well.

Today, Tops/Temporary Labor of New Haven employs about 100 men and women each day to various companies around the state. Many jobs that are filled from this location range from

administrative/clerical, assemble and production,warehouse shipping and receiving, pickers and packers, food service and much more.

At the start of 2008, he further expanded by adding two new corporations into the mix. **Medical link staffing** is a full service medical staffing agency that provides Nurses, SNA'S and Medical Assistants to Local health care facilities around the state. **Safe Staff, Inc.** is a service focused on the everyday need of security. They employ former Law enforcement and seasoned professionals to service our client's needs.

Staying in the **Chapel West District** while expanding our companies' resources was a "no brainer". With the heart of New Haven expanding up Chapel St. and the wonderful job Chapel West has done with keeping the area clean, safe and vibrant, we had no choice but to stay "home". We looked around at various office spaces and kept coming back because Chapel West has been a growing area and it only made sense for us to grow with it!



Cathy We, owner/operator of the newly opened JoJo's Coffee house on the corner of Chapel and Park St.



Yale University has completed the renovations of the former **Inn at Chapel West**. They have moved in the Yale Alumni Association to a second location there. The AYA will still remain in their **Alumni House on York St.**, as well. We are excited that they chose to locate in our district.

Our condolences to the family of **Louis DeSimone** on his recent passing from a tragic automobile accident. He was a long time friend and business/ property owner in Chaple West. We will miss him.

David Schaefer recently passed away in Florida after a lengthy illness. He was a partner in Schaefer Associates and C.A. White. Our condolences to the extended Schaefer family.



Chapel West News 2/08

Meet a Commissioner



Steve Kovel, right with Vin Romei, left

Steve Kovel, is the owner of **Hull's Art Supply & Framing** and an active participant in the efforts of Chapel West since 1999. He became a commissioner in 2004 after taking some time to get his feet on the New Haven ground. Steve has operated in the art materials industry for over 25 years formerly owning an assortment of stores (now only one). Prior to his retail work he spent some years as an engineer involved in government contract administration for the production of naval reactors. After his college he spent seven years in nuclear submarines. Somewhere in between he spent two years getting his MBA degree at Yale.

Hull's Art Supply & Framing has become an institution as the most comprehensive and complete location

to purchase supplies for architectural and set design model making. In addition to attaining this unique position for model makers we believe that we have preeminent excellence for the State of Connecticut in art materials. Our framing craftsmanship also excels as a local resource acknowledged as best for five years running.

How we got to where we are and why such a distinctive store should have evolved in the small city of New Haven, Connecticut is a tale of coincidence and perseverance.

Hull's began in business in 1947 as Hull's Hobbies founded by Harry Hull. Hobby stores in 1947 and through at least the 1960s were very different than they have become today. Before television and computer games a hobby in every household was not uncommon. Kids came to the hobby shop for their balsa wood to make airplanes and bass wood to make "towns and cities" for their railroad layouts. Coincident with this flourishing hobby business, New Haven, being a late twentieth century Mecca for design of modern buildings, the architects of the city and the architecture students of Yale University used the hobby store's resources to build their models. The symbiosis persisted and the product lines

for architectural model makers as well as set design model makers grew and grew.

Hull's was a real New Haven fixture. But as changes occurred the "hobby" side of the business largely disappeared. However, with its proximity to Yale's architecture, drama and art schools, the model making aspect of hobbies remained a mainstay of **Hull's** business.

In 1999, the business was acquired by Steve Kovel, moved eastward down the block about 300 yards to its present location (more central to New Haven and Yale), and re-named "Hull's Art Supply and Framing."

From its long evolving retail history; its support of architectural model building, set design and fine art; and with the benefit of today's technologies, **Hull's** now seeks to fulfill a vision as: **"Suppliers to Model Makers, Artists and Architects Worldwide."**

You'll find us uniquely prepared to fulfill the needs that any customer, no matter how specialized, will require. Fascinating products await all who cross the threshold. Decorative handmade papers, the funniest greeting cards in New Haven and Moleskine journals are but a few of the legion of items that will grab your attention. Come discover one of the great fun stores in New Haven!

Meet your Neighbor...Mamoun's

Most people are familiar with **Mamoun's** on Howe Street, possibly the oldest restaurant still in business in the District. Today the restaurant is run by two brothers **Suleyman** and **Tarek Chater**, both the nephews of Mamoun who opened the first restaurant in Greenwich Village in 1971, and sons of Mohammed Chater who opened the Howe Street branch in 1977. Suleyman runs the 11 AM to 7 PM shift and his brother Tarek the 7 PM to 3 AM shift. If you bring a crowd with you they will stay open later. This is a 365 day a year operation. Mamoun's has become a well known icon in American culture. A Google search will bring up 13,000 references because either the New Haven or the New York stores have been mentioned so many times in articles, reviews, blogs, biographies, etc. Everyone has hung out late night in one of the Mamoun's restaurants at some time in their life, and many have written about it. So check there if you want anecdotes from the past. Now middle eastern food is much alike across the world but the Syrian style is the core of it all and the best, we think. Mamoun's carries a full menu of all the traditional foods. We are not going to list any of them. Go in there yourself and drink a tea while you think about the menu.



Suleyman with good friend, Spencer Lucky.

The prices are amazingly low. You will be surprised. It is a little dark in Mamoun's so sit by the window if you want to do the crossword puzzle. In the summer you can use the sidewalk tables. Oriental rugs, scimitars, plants, and unidentifiable objects adorn the walls. The chandeliers are so large I personally refuse to sit under them. They may have been designed by Damocles. One usually drinks the traditional middle eastern tea with sugar but Mamoun's will give you honey if you ask. Suleyman

has a thing about the sugar jar and there is only one allowed in the whole restaurant and it can be tough to find at times when the place is crowded! **The address is 85 Howe and you can call 562 8444 to order in advance or for takeout orders if in a hurry.** Parking is really never a problem because there is a small lot behind the building. There are many people in the neighborhood here who have been eating at Mamoun's for 30 years now.

The Yale Update



Yale's Homebuyers program celebrates its 800th mark in 2007.

Yale Raises Incentives for Employees to Buy Homes in New Haven

Yale University has enhanced its highly successful Homebuyer Program and extended it through 2009. In the new phase of the program, Yale is increasing the annual payment to each participant from \$2,000 per year to \$2,500. Together with a first-year incentive payment of \$5,000, the grant totals \$30,000. The number of Yale University employees who have bought homes through the program reached 835 at the end of 2007. Yale University's program is the largest and most generous such employer-assisted homeownership program offered by any institution of higher education in the nation.

<http://www.yale.edu/hronline/hbuyer/>

Stern Continues as Dean of Architecture

Robert A.M. Stern '65 M.Arch. will begin a third five-year term as dean of Yale School of Architecture this July. Since his appointment in 1998, Stern has transformed the Yale School of Architecture into an international hub of architectural

discourse and drawing such leading talents as Frank Gehry, Zaha Hadid and Richard Rogers to its faculty. Stern also introduced the regularly scheduled exhibitions at the School of Architecture, which have filled the ground floor of Paul Rudolph's landmark Art + Architecture and drawn visitors from around the world. Stern will preside over the historic reopening next fall of the Art + Architecture Building, to be renamed The Rudolph Building after its architect, following its extensive renovation.

Ten Yale alumni chosen for 2008 Whitney Biennial

Ever wonder what Yale art students do after graduation? Ten graduates from the Yale School of Art, whom you may have known or past by walking down Chapel Street, are being honored in the Whitney Biennial, one of the most important contemporary art exhibitions in the nation. From March 6 through June 1, you can see the artwork of Walead Beshty '02 MFA, Shannon Ebner '00 MFA, and Michael Smith '81 MFA (photography); William Cordova '04 MFA and Lisa Sigal '89 MFA (painting); David Reinfurt '99 MFA (graphic design), Rashawn Griffin '05 MFA, Leslie Hewitt '04 MFA, Charles Long '88 MFA, and Adam Putnam '00 MFA (sculpture) alongside the works of seventy other artists at New York's Whitney Museum of American Art.

<http://whitney.org/www/2008biennial/>

Hair Niche opens



Nancy and Shannon with a Chapel Street regular.

A new business has opened in Chapel West. It is called **Hair Niche** and is located in the lobby of the **Hotel Duncan**. The business name Niche is after the two grandchildren of the owner Nancy Delgado, Nicholas and Chelsea.

Along with her daughter Shannon, Nancy provides full barbershop services to all and that includes men's haircuts. The barbershop is open 7 days a week 8am to 5pm and all walk-ins will be accommodated. Nancy and Shannon are well known haircutters in the area and have doing this since 1984 and 1991 respectively. Nancy's is the newest business to locate in Chapel West. We look forward to others following her example. Adding another link to the "neighborhood".

Around the district

Michael and Anthony Onofrio at James Camera on Chapel St. are very helpful to customers. Especially if you are a member of Chapel West. Stop in and say "Hello" They have everything you may need for your Photo jobs.

Congrats to **Bill Cramer**, Hull's Hobbies and Hardware. He and his family celebrated his 75th Birthday last month. He looks great. Marilyn must be good to him.

Renovations to Cannon's building at 1187 Chapel St. are nearing completion. It looks terrific! There is City money available for Facade improvements. If your interested, Call **Brian McGrath** at our office. Tel. No. 787-3000 or 787-3300.

Brian and I are in the early stages of planning an **Art/ Beautification/ renovation project**. We hope to work with Yale's Art , Arcectiture and Sculptor schools to indentify any unused available space (Walls, ground, etc.) for this purpose. Anyone having an interest or thoughts on the subject should contact Brian or me.

Tidbits by Vin Romei

Freddie Joseph stops by my office once or twice a week while taking his daily walk. He often tells me stories about his tour of duty in the Army during wwii. He was an MP stationed in Germany. His son-in-law Tom pays me \$10.00 to keep him here as long as possible.

Geraldine has promised that she will get a new hair-style to match the gal in her wonderful banner on Chapel St.

Bob Richards of Carafano's Optical is getting Itchy. He can't wait for softball season to start. He's been playing basketball to get in shape. "Go get em Bob".

Congrats to **Nancy Delgado** upon opening her Barber Shop/Salon in the Hotel Duncan. Formerly with Phil's and Broadway Hair, she's been cutting hair in the Yale Community for years.

Did you hear about the Fisherman and the Mermaid who got married? "They met on line"

Part of The Link

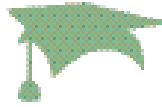


What's a neighborhood without someone selling newspapers on the corner. Meet **Russell Pittman**, our local man on the beat. Russ is out there from 5:30 A.M. til 11:30 A.M. on a daily basis.

He has a quick smile and a ready handshake. He's even agreed to help keep the corner clean and pick up any trash to be found on his turf. You can find Russ at the corner of Chapel and Park Sts., in front of the Dunkin Donut shop. He is a welcome asset to our community. Eddie Donuts keeps him in line.

CONDOLENCES to Len Yanavich on the recent death of his mother. Our prayers are with you and your family.

We're always interested in new stories and "tidbits." Call 787-3000.
—Vincent Romei



Chapel West News 12/07

And What a Year it was...

2007 will go down in Chapel West history as the year of transition. Your Board of Commissioners is proud of its accomplishments and the opportunity to bring our organization to new levels in its quest to improve the quality of life in our area and continue to "Link The Neighborhood". We list below some of the highpoints.

New Office: We opened at 61 Howe St. in January. The location is great and it has enabled us to be more available to our District members. Many of them stop in daily or weekly to chat about problems or areas that we can improve upon. We encourage all to do so.

New Sidewalks: The City finally came through for us. They took out the paver blocks on Chapel Street from Park to Howe and constructed new walkways with a very colorful red feature stripe. They had some monies left over in that budget and installed new Curbs and Walks on Park St. from Chapel St. to Crown. Many thanks to Mayor DeStefano and Tony Bialecki. A job well done.

Annual Meeting: Our yearly get together was held at Yale's Alumni House. The setting was beautiful and a good time was had by all. There was a lot of interest and good communications among the approximately 85 members who attended.

Newsletter: In April we instituted our Chapel West Newsletter that we produce every two months. In it, we highlight a "Meet your Neighbor" column, Yale update, Introduce a Commissioner, Review new construction and re-hab projects,

news from St. Raphael's, "Around the District" and Human interest notes from "Brian and the Prez".

Banner Program: This project has been very active and well received. We have signed up 27 to date. We urge all property owners and retailers to join. It's great for business and looks terrific on the street. Tom Strong and his staff do a real professional job and gives a variety of looks to choose from.

Improvements: New decorative meter poles have been installed throughout the District. Twenty five new bbls. were purchased this year and we planted colorful flowers for the spring/summer period. In the Fall, we replaced those with three different colors of Mums. Next year, we are contemplating masonry pots that will last from year to year. We embarked on our tree trimming program in Sept.

Building Contructions: Many property owners and new investors have come to recognize the positive aspects of Chapel West and have invested thousands of dollars in new construction and renovations. Yale's magnificent new Sculpture School building and Garage has changed the landscape on Howe St. and Edgewood Ave. They have also invested many dollars in renovating the Rudolph building and the new Loria Center for the History of Art next to it on York St. The Hotel (former Colony) is moving



Brian and Vin in front of the Howe Street Office

along with its up-scale exciting project. Cannon's building on Chapel St. and Bill Esposito's on the corner of Chapel and Park are also in the process of upgrading. Joel Schiavone has demolished the former Far East Restaurant building and is contemplating a new development for the corner of Chapel and Howe. The future continues to look bright for our neighborhood.

Other Activities: We had a very successful cookout in July at Kasbah Gardens that was followed with a reception for returning Yale students in August at the same location. Our expansion program continues to move along. We have signed up 17 new properties with more to come. It has been a very busy and rewarding year. We look forward to continue the programs in 2008. We thank you all for your support.

Happy holidays and best wishes to all.

Meet a Commissioner

Meet a commissioner...**David (D.J.)**

Ornato came to CW in 1989. He quickly befriended the beloved Evelyn Schatz. She and her husband Morris became friends of the entire Ornato family, joining them in celebrating birthdays and holidays. D.J. awaited Evelyn's call everyday to give him the latest news and for her to ask him for a favor or run an errand.

D.J.'s family is also very active in New Haven. His wife Deb works in their office at 100 Howe St. as does his son-in-law Anthony. One daughter owns the successful Bottega Guiliana at 906 Chapel St. Her husband is a partner who participates with a major developer that has turned around several large properties in the central downtown district of New Haven. His other daughter is growing up his 3 grandchildren (ages 3, 5 and 7) and also works as a computer consultant.

Over the years, D.J. has acquired several properties in the district and has become a very active member of the Chapel West



left to right: Debbie Ornato, Di Ornato, Kara Ornato-Chella, Maria Vaspasiano

board, serving as its 2nd V.P. He has advocated and pushed for new sidewalks, lighting and stability of problematic properties.

Both grandfathers came to New Haven together in 1916 from Italy. After they married, both families lived on Humphrey St. In 1946, when his dad returned from the war, he opened Elm City Photo on Humphrey St. And sold it in 1984 to Eastman Kodak.

D.J. has his BA in elementary education and was a 2nd grade teacher in New Hampshire for many years. During that time, he also traveled around the world by land rover twice.

D.J. has been a tireless worker for CW and has made many positive contributions to our district. We're fortunate to have him here.

The Yale Update

Wondering how to escape the cold temperatures and lose those winter blahs? Come explore the exciting world of art in the Yale art galleries this season. The Yale University Art Gallery and Yale Center for British Art are featuring two stunning exhibits that run through the end of the year.

The **Yale University Art Gallery** is celebrating its 175th anniversary with **Art for Yale**. This exhibition showcases more than 300 exceptional works of art drawn from each of the Gallery's curatorial departments—American Paintings and Sculpture, American Decorative Arts, African Art, Asian Art, Early European Art, Ancient Art and Art of the Ancient Americas, Coins and Medals, Modern and Contemporary Art, and Prints, Drawings, and Photographs. Included are many works by major artists never before on public view.

To commemorate the bicentennial of the British slave trade abolition, the **Yale University Center for British Art** is presenting a remarkable exhibit entitled **Art & Emancipation In Jamaica: Isaac Mendes Belisario And His Worlds**. The lithographs by Jewish Jamaican-born artist, Isaac Mendes Belisario provides the first detailed visual representation of the celebrated Afro-Jamaican masquerade performed by the enslaved during the Christmas and New Year holidays. Art and Emancipation also features works produced in the Caribbean and Britain, including a number lent from public and private collections in Jamaica that have rarely or never been exhibited.



Art for Yale exhibit: **Stuart Davis, Combination Concrete #2**, 1956-58. Oil on canvas. Yale University Art Gallery, Charles B. Benenson, B.A. 1933, Collection. © Estate of Stuart Davis/Licensed by VAGA, New York, NY

Both museums are free and open to the public and stay open until 8pm the first Thursday of every month.

All of the people at Yale University who work with Chapel West want to express our thanks for the wonderful work that the District's staff and board does day in and day out and how deeply we appreciate their counsel and support as we have built and opened our new facility. We look forward to continuing to share with you news about the University and working with the District.

Around the district

Chapel West has trimmed the trees on Chapel St. from Park to Howe and on Howe St. from Crown to Elm St. They look quite beautiful. Now you can clearly see the traffic signage, banners and the low level security decorative lights can shine unobstructed on our sidewalks. We plan on doing Chapel St. from Howe to Sherman Ave. next and the rest of the district in the Spring... The area looks festive with all the holiday wreaths installed. We purchased forty five new ones this year and Geraldine's made up the new bows. Good job by Anthony Giano in resurrecting and installing the older ones... The Colony Inn renovations are in full swing. Were hoping for a completion date by late spring or early summer... Cannon's building at 1187 Chapel St. shows great improvements. We urge all property owners to call Brian McGrath to inquire about the City's cost sharing program for facade improvements.... Yale's Rudolph Building re-hab project should be finished by late summer...

Chapel West's "Holiday Party" was held in the Yale School of Art in spite of ice, snow, and freezing rain. More than 50 CW friends and members enjoyed food catered by Yale Dining Services. Joe Taylor's slide show of "old" New Haven buildings and streets, from his extensive postcard collection, led to many spirited discussions about "what, when, and where." The Art School with its current show of undergraduate course work, was a colorful venue. We thank Stacey Gemmil for making it happen.

Chap's Grille and Bagel Bakery

Chap's Grille and Bagel Bakery has been a fixture on Chapel Street near Park since 1998. The owner and operator, **Khalil "Alex" Elsankary**, is our profiled Chapel West businessman this month. Khalil, a native of Egypt, became a US citizen over 20 years ago, and has been a restaurant owner all of his life.

One look at the enormous menu of gourmet foods will attest to this. One would never know from the outside what an unusual restaurant this really is. The Chapel Street insiders know! **The menu has hundreds of items ranging from steak and salmon dinners to panninis and the biggest seller of all wrap sandwiches.** Breakfast, lunch, and dinner is served here from 7am til 11pm. Khalil has a full menu of middle eastern foods, american foods, vegetarian foods, New York style deli foods, appetizers, salads, burgers of all kinds, and more. It might take you a year to run through this mad menu. If you do not see it, ask Khalil and he will make it. He also has an ice cream parlor counter, and bank of juicers, and a Green Mountain coffee bar.

If that is not enough, **Khalil also runs a full scale catering service with over 60 items to choose from a special menu.** All orders of any kind will be delivered upon request.

A big secret hiding in the back room is



Khalil "Alex" Elsankary

a giant antique New York City bagel making machine. This monster is capable of cranking out 25 dozen fresh bagels every half hour. You have not tasted bagels like these since the 1950's. This may be the secret behind the breakfast sandwiches here. Khalil mostly makes the bagels for his customers but there are a few wholesale customers buying them for their own restaurants. The Colony Inn used to serve these bagels to their guests in the

morning. There were complaints that the bagels were too BIG!

In the summer months of course you will sit outside. Chap's is lucky enough to have a patio the whole length of the restaurant. You can eat outside and watch the parade.

*We're always interested in new stories and "tidbits." Call 787-3000.
—Vincent Romei*



Chapel West News 10/07

Saint Raphael's new apothecary pharmacy welcomes neighbors, the public

Earlier this year, **Saint Raphael's opened a "therapeutic" pharmacy**—meaning one that only sells prescription and over-the-counter medications—as a convenient service for patients being discharged, patients seeing physicians in nearby medical offices, and our staff. It's also a convenient option for our neighbors and people who work in the neighborhood—to stop by and check it out!

Because Saint Raphael's buys the medications through a large national purchasing organization, prices are competitive with large chain drug stores. So you get good pricing, and exceptional, personal customer service too.

The pharmacy is located right next to our cafeteria on the first floor of the Verdi Memorial Building (just a few yards to the left when you use our Chapel Street entrance). It's open Monday through Friday from 8:30 a.m. to 5:30 p.m., and on Saturdays from 9 a.m. to 1 p.m. It is closed Sunday.

Called the "Apothecary and Wellness Center," it offers a personal, caring environment that features a private counseling room where patients can discuss medication needs with our experienced, knowledgeable pharmacists, **Renee Havriliak and Christine Stella.**

Both are certified as geriatric pharmacists, so are an excellent resource for seniors making Medicare Part D prescription coverage decisions.

The pharmacy accepts all major commercial medical insurance plans, as well as government-sponsored plans such as Medicare, HUSKY, SAGA, and The community Health Network . It is

expecting its Medicaid license soon, and will then accept those prescriptions as well. Costs beyond what insurance covers can be paid by cash, personal check, or major credit card.

Persons interested in transferring existing prescriptions to Saint Raphael's apothecary pharmacy just need to ask their physician or other care provider to fax or call in the prescription, or bring in an original prescription form from their doctor. **The pharmacy's phone number is (203) 789-4076. Its fax number is (203) 867-5593.**



Ribbon-cutting for St. Raphael's new pharmacy. (March 2007)

The apothecary pharmacy is expected to eventually carry durable medical equipment. Although it does not sell candy, magazines, flowers, or gifts, Saint Raphael's Glass Door Gift Shop is just down the hall. So visit this end of Chapel Street, get your prescription filled, and while you wait, enjoy a snack in our cafeteria or from our coffee bar, and do some shopping in the Gift Shop!

The Yale Update

Recycled materials have taken on a whole new look at **the new sculpture building on Howe Street**—paneling in the building is made from 100% post consumer recycled newspapers. When you look up, you may see green—the roof of the Gallery houses growing grasses!

As part of Yale's sustainability initiative, the Sculpture Building was designed by the architects at **Kieran Timberlake Associates** with an emphasis on its environmental sustainability. During construction, priority was given to utilizing sustainable design features such as energy efficiency, locally manufactured materials, easily accessible location, and water and waste management. Where possible, locally manufactured materials and products were chosen: 51% of materials were assembled and 78% were harvested within 500 miles. Because of these elements, the Building is under consideration for **LEED** (Leadership in Energy and Environmental Design) certification and is expected to achieve a Gold rating.

Keeping with the theme of sustainability and urban design, on view at the Gallery, with an entrance on Edgewood, is an exhibition hosted by the **School of Art and Architecture** entitled "**A Field Guide to Sprawl**", featuring images of photo-



The Sculpture Gallery on Edgewood is currently exhibiting "**A Field Guide to Sprawl**" which is free and open to the public.

journalist **Jim Wark** along with the text of **Dolores Hayden**, a Yale professor of Architecture and American Studio.

While the Sculpture Building is currently housing the Yale School of Architecture, both the graduate and undergraduate Sculpture programs are expected to move in around mid-2008. Until then, upcoming exhibits open to the public and presented by the School of Architecture include "**Ecology. Design. Synergy**" and "**Painting the Glass House: Artists Revisit Modern Architecture**", as well as a year-end exhibition of student

work in late May 2008. There are ongoing exhibits at both the **Yale Art Gallery and the Yale Center for British Art**, which are free and open to the public. They both stay open until 8pm the first Thursday of every month.

Yale University thanks all the Chapel West leaders and members who supported this project from its inception, through construction, through to its opening as a dynamic new addition to the district.

Shana Schneider

Meet your Neighbor. . . Papa's store still in family, 90 years later

Cara Baruzzi

New Haven Register (with permission)

In 1917, When customers could buy three dozen oranges for \$1 and a watermelon for less than 50 cents, John Papa opened a produce stand next to a supermarket, aiming to launch a business by selling items the grocery store did not.

"He knew we were going to go on for a good many years," said John Papa's son, Arthur Papa.

The business' founder was right: **Papa & Sons open-air market, at 1385 Chapel St., is celebrating its 90th anniversary.**

John Papa opened the business, with the help of wife, Lucy, on Grand Avenue in Fair Haven in 1917. It has been at 1385 Chapel St. since 1938.

Originally, he opened the business near a neighboring A&P supermarket. He sold mainly produce, having noticed that the supermarket did not sell fruits and vegetables.

Eventually, John's sons, Arthur and Stephen Papa—the latter was a longtime city leader, serving on the Board of Education—took over the business, and currently Arthur's son, Paul, runs it.

The corner where Papa & Sons is located, at Chapel and Orchard streets, was named Stephen J. Papa Corner several years ago, and Papa portrayed Santa Claus at the city's Christmas tree lighting for 59 years until a broken leg rendered him unable to do it last year. The market has always been a family business, said Stephen Papa, 90. Like his siblings, he began helping his parents at



Peter Hvizdak/Register

Legendary New Haven resident and family patriarch **Stephan Papa**, 90, left, with nephew, **Paul Papa**, 45, brother **Arthur Papa**, 80, and his son **Stephen Papa Jr.**, 62, stand in front of the neighborhood fixture, Papa & Sons open-air market on Chapel Street. Paul Papa is the owner of the market.

the market around the time he was 7 years old.

"We all had to work; we all helped," he said, and the children would package fruit and make deliveries. "It worked out just beautifully."

But times have changed since "the good old days," as Arthur Papa, 80, calls them. When national chains started opening larger supermarkets in town, stocked with much larger inventories than in the past, Papa & Sons had to adapt to survive.

"The supermarkets came along and

changed everything," he said. To remain competitive, Papa&Sons began selling fruit baskets around 1960. Today, though the market still sells individual pieces of produce, the baskets comprise the bulk of its business, especially around the holidays.

With Paul Papa, 45, now at the helm, the market remains committed to staying in the family.

"It was always a family affair," Arthur Papa said, attributing the business' longevity to its quality products and customer service. "We just did everything right."

Meet a Commissioner

Meet Commissioner **Arnie Lehrer**. He purchased his 39 unit apartment complex at 1214 Chapel St. in 1984.

From the day one, Arnie has been our staunchest supporter and is the epitome of what Chapel West stands for. He has worked side by side with us in every battle we have had to "clean up" the District. He maintains his property in first class condition and expects all the other owners to do the same.



In 1995, he purchased another 13-unit property on Lynwood Place that we plan to include in our new boundary lines. No one works harder for CW than Arnie Lehrer. He is the consummate family man and is devoted to his lovely wife Naomi along with their two children Elana and Alan. He treats his tenants like family. Each year he throws a party for all of them so that they can get to know each other. He rarely has a vacancy or advertises because word of mouth from leaving tenants on how well they were treated takes care of that. I love to speak to his Jewish-Ukrainian father Irwin. I say "Bon Giorno" to him and he replies in Italian. Sometimes he says a few more words (in Italian) and asks me if I know what that means. Sometimes I don't. He has an advantage because he lived in Italy for 3 yrs. Arnie is more than a CW Commissioner. Arnie Lehrer is my friend.

Vincent Romei

Around the district

Chris & Laura at the **Clay Studio** had a sidewalk sale of pottery in September that was very successful. Some really beautiful items were offered. Stop in and see what they have. Their beautiful Chapel West Banner on Howe St. helped...We held a "**Welcome to Chapel West**" night for returning students at the **Kasbah Gardens** in August. It was well attended and...Our retailers got a chance to offer discounts in their shops for all. One more successful step in "LINKING THE NEIGHBORHOOD". **NH Park & Recs** did a nice job trimming the trees on Chapel St. from Park to Howe. They had been interfering with drain spouts, gutters, blocking signage and banner locations. **Thanks to Christy Haas** for helping us. We have a lot more to go...Our new cleaning/ maintaince crew, **Anthony Giano, MGR.**, removed the dried out summer flowers and planted colorful mums in our containers. Next spring we are contemplating buying masonry pots for all of the street corners. Should look great...More banners were installed—Howe Apts., Schiavone (2), Dimeo, Pizza House, Clay Studio, Hill Funeral, Gag's, Ultimate Universe. Anyone wanting a banner should call Tom Strong or Vin Romei ...Sidewalks being installed on Park Street from Chapel to crown should be completed by the time we go to press. They were badly needed. We hope to have Chapel from York to Park completed this spring. Thanks to Mayor DeStefano and Tony Bialecki.

Tidbits from Brian and The Prez

Eddie donuts (Mgr. Dunkin Donuts) has a problem with his employees. They report to work between 6 & 7 A.M. but Carmen doesn't wake up until 9:30 and Sue between 10:30 and 11:00...**Bob Richards**, Carafano's Optical, still plays semi-fast pitch softball. His team **won the championship division** in their Cheshire league. Bob got the winning hit to send them into their final game. He's now playing in the Fall League. "**Good Luck Bob**"...**Geraldine (florist) has been a huge supporter of Chapel West**. She helps us in buying our summer flowers, mums, holiday decorations, flower pots, etc. She also plants and maintains the pots on Chapel St. In front of The C.A. White Building. They always look beautiful. **Thanks Geraldine**...Did you ever wonder why we don't see any original and thoughtful INSULTS anymore? Such as: Lady Astor once said to **Winston Churchill** at a dinner party..."Winston, if you were my husband I would poison your coffee!" Winston replied, "Madam, if I were your husband, I would drink it!" or this one, "I've had a perfectly wonderful evening, but this wasn't it" **Groucho Marx**.

We're always interested in new stories and "tidbits." Call 787-3000.
—Vincent Romei



Chapel West News 8/07

The Yale Update

With the **Yale University Art Gallery**, **Yale Center for British Art**, **Yale Repertory Theatre**, **New Theater**, and the addition of a working gallery in the new sculpture building all within a few blocks, the Chapel West District includes much of what can be considered **Yale's arts corridor**.

September kicks off with a series of events to encourage visitors and residents to come explore the area. On September 6, the Yale University Art Gallery, in conjunction with the Yale Center for British Art, celebrates the beginning of the academic year with an **open house for the public**, featuring great art, free tours, music, and refreshments. Special events run from 5:30pm to 8pm. The evening coincides with the Chapel District's '1st Thursdays' series, with shops open late.

At the Yale University Art Gallery, enjoy a new series of family programs, **"Stories and Art,"** offered on the second Sunday of each month, beginning September 9; **"The Architect's Table: Swid Powell and Postmodern Design"** opens September 25; the master class **"Design by Architects"** investigates the role of the architect and begins on Thursday, September 20. Weekly gallery talks by



Visitors to the Yale University Art Gallery standing before the late 19th century painting **Richard, Duke of Gloucester and Lady Anne** by E. A. Abbey

curators and students explore the collection and are free and open to the public. Admission to the Yale University Art Gallery and the Yale Center for British Art is free year round.

The Yale Repertory Theatre, one of America's leading professional theaters, opens its season in September with a bold interpretation of a classic, **Richard II** and will be followed by several exciting new plays.

The new Yale sculpture building will include a working gallery with an entrance on Edgewood Avenue. The gallery was designed to accommodate wall and ceiling installations and will display the creations of graduate students and also likely be used to showcase the work of established artists. The Architecture Gallery will host the first exhibitions in the space this fall.

A new kind of walk

After many starts and stops, at long last **New Sidewalks** have been installed on Chapel St. between Park and Howe. A wonderful job was performed by **The Laydon Construction Company** and properly supervised by **Ron Coens** from City Engineering.

The feature stripe really dresses up the walkways and everyone has remarked how great it looks. The construction work was performed timely and with as little disruption as possible to our merchants and residents.

Tony Bialecki, City Economic Development, worked very hard to get this project out to bid and completed. A profound thanks to Tony. We hope to also install new sidewalks on Chapel St. from York to Park and then Park St. from Chapel to Crown. We're looking forward to getting this done before year-end.

We also just completed putting in **new decorative meter pole sleeves** on Howe St. and Park St as well. We are constantly looking for ways to improve the infrastructure of Chapel West. We'll keep in touch.



Before: Tree growth had buckled the surrounding bricks. Less than 5 feet between tree and building line. Frequent falls and lawsuits.



After: Poured concrete has replaced the bricks. Gravel around the trees allows for future growth.

Around the district

Brian and I ran into **Vincent Gagliardi** the other day and we started talking about the old days. Vinnie owns the property on the corner of Park and Chapel where **Dunkin Donuts, Alternate Universe and Gag's Liquor Store** (Run by his son Gary) is now.

He used to operate Gag Jr.'s Sandwich Bar at that corner and was known for his breakfast and subs. It was a landmark luncheonette for the drama crowd in that area and had many famous actors' pictures on his walls such as: **Meryl Streep, The Fonz, Vincent Price, Rita Moreno, Brook Adams, Christopher Walken, Sammy Davis Jr., John Glover and James Earl Jones**. Vin was on a first name basis with them.

After a short stint as a hair dresser, Vin went into the restaurant business and purchased the building in 1966. He retired in 1988 but is still active with the property. With the good weather, you will see him daily on the street. He recently had a severe case of the shingles in his arm and shoulder and is now recovering nicely. We wish him well. **Were talking about 41 years of Chapel West History here.**

Meet your Neighbor... Hull's Hobbies & Hardware

Hull's Hobbies and Hardware is located at 1205 Chapel Street, the block between Park Street and Howe Street. All you have to do to locate it is **look for the familiar blue and white awnings**. It has served the New Haven and Yale communities for nearly 65 years. It was established in 1947 by **Mr. Duke Hull**. In keeping with the tradition of a family owned business it was purchased by **Bill and Marilyn Cramer** in 1963 and still today remains as an **old fashioned neighborhood business**. Often customers will stop by just to say hello or to share a cup of coffee. Customers will stop by to ask Marilyn advice on their latest knitting project, she is an avid knitter, or to ask Bill for advice on a household project. Most customers are on a first name basis with Bill and Marilyn.

Hull's Hobbies began primarily as a hobby business selling everything from model train sets to motorized model tanks and boats to assorted match box cars. It is often that you can hear someone say "I got my first match box car at Hull's" or "I still have the first train set I bought at Hull's a million years ago."

Kim and Kristen, the Cramer's daughters still have many "cool" match box cars that their mom and dad treated them with when they were children. Many of the current hobby customers have been purchasing their model train supplies at Hull's since they were children and it is a welcoming atmosphere to the new hobby customers.

Over the years art supplies and custom framing became a part of the many items that could be purchased. The Yale

art and architecture students became part of the Hull's Hobbies family. The Cramer's looked forward to their return each year for the start of the new school year. It was a common activity for the Cramer family to attend the many wonderful thesis show's organized by the students at the end of each school year. The Cramer's have many beautiful art and photography pieces hanging on their walls at home that were gifts given to them by customers over the years.

Although art supplies are no longer part of the Hull's Hobbies inventory the Cramer's have made many good friends through that part of the business. Many of whom still come by just to say hello. It is not uncommon to see "old" customers at various Cramer family functions.

In 1985 the hardware department of Hull's Hobbies was established, again providing the students with a place that could sometimes be a home away from home. This part of the business provided the neighborhood with a place to purchase so many needed and sometimes unusual items. Someone might need new paint for the kitchen, a light bulb or a shade. They might also need a garden hose which might actually be used for a



Bill Cramer, co-owner, standing beneath his familiar blue and white awning.

sculpture by a student rather than to water the plants. Whatever the item might be, Hull's Hobbies will have it or the Cramer's will do their best to find it for you.

Although organizing stock, taking inventory and keeping the financial books is an important part of the business at Hull's Hobbies and Hardware, the **most important part of the business for Bill and Marilyn is their customers**. They look forward to talking to and assisting them each day. They enjoy the camaraderie of the family created among the business owners of the Park to Howe block on Chapel Street. If you have not visited Hull's Hobbies and Hardware just stop in anytime and introduce yourself. **You will definitely enjoy the family atmosphere**. Remember they are easy to find, just look for the familiar blue and white awnings.

A grand success!

Chapel West held their first Summer Cookout on

Thursday night, July 26th at Kasbah Gardens and what a time it was. The weather was beautiful, the stars were out, and everyone (about 85 people) had a good time.

The food (roast chicken, roast lamb, cous cous and a variety of salads) **prepared by Jamal, Lahcen and their capable staff** was outstanding. **Forbes Smith** handled the wine, beer and soft drinks. It was like old times having him there.

Joel Schiavone got the people warmed up with his expert Banjo playing of some favorite tunes. We all enjoyed the music. Good to see Pat Limauro and Nate Zeidenberg enjoying themselves.

From the Yale Community was Chapel West's adopted son Mike Morand. Rick and George from Yale Security, property owner Alex Rivera and other members of the



Neighbors having a good time at the Kasbah Garden

Yale Police Department also stopped by to say hello. City guests included Tony Bialecki, old friend Anna Simeone with Rose Vega and Bijan Notghi.

I got a chance to chat with Paul Kowalski from the Environmental Health Department along with his wife and son. Kathy Fay from Neighborhood Housing, enjoyed her first Chapel West event.

A good time was had by all of the property owners, retailers, residents and friends of Chapel West. Another step toward our goal of **"Linking the Neighborhood."** We are already making plans for next year's event. We hope it will be bigger and better. Stay tuned.

Tidbits from Brian and The Prez

Our condolences to the family, employees and friends of Mamoun's Falafel, 85 Howe St., on the passing of **Mohammad Chater**, one of the brothers who founded the Restaurant in 1977. Our prayers are with you, may he rest in peace.

I saw **Steve Papa** the other day and he just **turned 90** years old on July 24th. A warm and hearty **"HAPPY BIRTHDAY"** to Steve from his many friends at Chapel West.

Ron Coens, NH City Engineer seemed to really enjoy himself helping to install the feature strip on our new sidewalks. He was like a Maestro doing his thing. **Great job Ron.**

Steve Kovel, Hull's Art Supplies, purchased eleven Chapel West hats for his employees. **Atty Irving Pinsky** purchased four. **Thanks guys.** I hope that all retailers, restaurants and businesses follow their lead.

Brian and I had lunch at **Thai Pan Asian Restaurant** the other day with employees from Traffic and Parking. It was pleasant sitting outside and watching people go by. The buffet was great and reasonably priced. **Operator Tony is an excellent host.**



Chapel West News 6/07

The Yale Update

"The play's the thing" this summer in the Chapel West District with the commencement of the **Dwight/Edgewood Project** and the **Yale Summer Cabaret**.

For many students in New Haven, June brings the start of summer baseball and the end of school. But for a group of students from **Troup Magnet Academy**, June brings a month of learning about theatre and playwrighting in an after school program at Yale Repertory Theatre/Yale School of Drama.

Now in its 12th season, the Dwight/Edgewood Project pairs students from Troup Magnet Middle School with mentors from the Yale School of Drama. The program takes place over four weeks, during which the students learn the fundamentals of playwrighting, write their own original play, observe the ensemble as it rehearses the plays in preparation for two public performances featuring costumes, setting, and props designed and con-

structed by the young playwrights in collaboration with Yale School of Drama designers.

This year's project culminates with performances of the original plays on June 22 and June 23. Admission is free but reservations are recommended.

The drama continues to unfold at the Summer Cabaret. Yale School of Drama's resident summer theater-and-restaurant-in-one is home to the industry's next generation of artistic leaders—actors, directors, designers and producers alike. This summer, experience the multi sensory performances drawing from Greek mythology, *The Bacchae*, to modern day short stories by a Brazilian playwright. The 2007 season opens on June 20 and runs through August 11.

As an update on the construction on Howe Street, the 'red curtain' will rise on the garage and sculpture building in June and the 'second act' is slated to feature the opening of the Gallery space in July.

The Chapel West District holds the core of Yale's Arts offerings, including its



Students warm up before rehearsal.

theaters and art museums, where admission is free. This summer come explore and enjoy.

For more information and ticket reservations: Dwight/Edgewood Project: Jeff Rogers, Executive Director (203) 687-5587 jeffrey.rogers@yale.edu

Summer Cabaret 2007 www.summercabaret.org 203.432.1567 Senior, student and group discounts are available

Sprucing up the District

A neighborhood eyesore is finally going away. The boarded up property at the corner of Dwight and Elm has been sold to **Neighborhood Housing Services Inc.** This organization will renovate the property into two high quality residential units.

The City has passed the contract to replace the sidewalks on Chapel Street between Park and Howe. All of the tripping hazards and the pooling water that have annoyed the area will be corrected. All will have noticed that the overgrown trees that were constricting the sidewalk area to less than the legal minimum of 5 feet have already been removed.

Bill Esposito is renovating his property on the corner of Chapel and Park. The building was always pretty ugly on the upper floors. Look above Est Est Est now and you will see all new brickwork.

Flower plantings are underway up and down Chapel and Howe Streets. 60 barrels have been planted already. Geraldine is busy rounding up more flowers and more barrels will be purchased to get us up to 75 locations. Chapel West employee Will Newton has invented a 40 gallon watering machine to mount on the back of his golf cart. Vinny and Brian helped him build it last week. Will wants to patent the Barrel

CW has ordered decorative meter poles for Howe Street from Chapel Street through Elm. We hope to have them in by the end of June. These are similar to the ones installed throughout the rest of the district.

Meet a Commissioner

Fred Joseph, *Chapel West Vice President*

About 25 years ago, the area of Chapel and Howe Streets were over-run with drugs, prostitutes and the assorted crimes that go with them. How it got that



way is a long story, but about 12 individuals in this neighborhood decided it was enough and that something had to be done. We formed the basis for the Chapel West as we know it today.

We were not paid and the work we have done and time spent cannot be measured in dollars. Our lives were threatened, properties vandalized and bad things too numerous to mention. Thanks to the Mayor, Yale University, St. Raphael's Hospital, the New Haven and Yale Police departments and other various city agencies, the public can see the wonderful things that are happening today. The neighborhood is alive and safe. This would not have happened without the cooperation of all of the above.

I have been on Chapel Street all of my 80 years and my father before me for a total of over 100 years. Now with a new generation taking over our business I only hope that 100 years down the line there will still be a Joseph's on Chapel Street.

Editor's note: Fred has four apartments above the store that he rents to Yale students. Among the more notables who have lived there were **Paul Newman** (3 years) when he went to Yale Drama School and **Michael Morand** of Yale.

On the West End

Sometimes it may seem that we focus a lot on the Chapel/Park area, but the District pays a lot of attention to the West End also. The St. Raphael's area has a small retail commercial section and a large number of medical practitioners of every type. Traffic out there often surpasses that of the Chapel/Howe intersection. Over 60% of our street frontage is west of Howe and you will see our men out there every day sweeping and raking all of the lawns and cleaning the City park at Day Street. We recently added George St. behind the hospital to our cleaning route. It's a lot of work.

The **West River Neighborhood Revitalization Zone** has just celebrated its 7th anniversary with a party sponsored by the W.River Neighborhood Serv. Corp. This group already provides services to many blocks at the westerly end of Chapel West and we continue to have discussions with them about extending our Boundaries further into this area. Our State Rep. Pat Dillon, spoke at the party and pledged her support to our efforts.

In later issues we will do a profile of our State Rep. and our 4 Aldermen who have helped us greatly over the years. A new business has recently opened on Chapel near the corner of Beers. It is called **Wok Right In** and carries a full Chinese restaurant take out menu. Next door to that is a full service pharmacy. It is our job to "link the Neighborhood" and that's what we're working on.

Master Plan Continues

The District continues to work on the expansion plan recommended in Dean Sakamoto's excellent master plan. The areas being considered this round are the two blocks just outside the existing area bounded by Elm, Park, Edgewood and Howe. This includes all of Lynwood Place.

There are two options proceeding simultaneously. If ALL property owners sign the petition to join the District then a simple vote of the Board of Aldermen is all that is required to complete the expansion. If any owners in the expansion area decline to join the District, the vote of the Board of Aldermen will include an authorization to proceed with a referendum election among the owners of taxable property. If a majority of taxable properties representing a majority of the assessed value vote yes, then ALL of the properties will be included in the District.

So far the response has been very favorable. Many owners have expressed a desire to see Lynwood Place as clean every day as all of the other streets in the District. Many have commented that Lynwood is currently filthier than any street in the City. Once in Chapel West, the Board would begin attempts to improve facades of buildings and repairs to all public areas including sidewalks and lighting.

Fashion in Chapel West

It's a happening and **were getting rave reviews.** In our quest to "link the neighborhood", Chapel West is giving each retailer a black



baseball hat with our logo embroidered on the front. They are GREAT looking. We were asking them to buy hats (\$5.00 - they cost us \$10.00) for their employees so that we can flood the District with these wonderful looking caps.

We have also supplied our maintenance crews with red tee shirts, complete with our Logo on the front and Chapel West on the back. You can buy these for \$5.00.

In addition, we have produced a high quality polo shirt with the logo embroidered on the front, available for only \$25. You would be proud to wear these at any time. They are being well received and orders are coming in. To buy these items, contact Vin Romei @ 787-3000 or stop in at our office

Kudos to **Strong Cohen Graphic Design**, Tom Strong, Amanda Damour, and Debbie Pucillo, for the wonderful job they have done in designing our Signage, Banners, Logos and helping produce our Newsletter. All this could not have been accomplished without their enthusiastic support, hard work and talented imaginations. Chapel west is fortunate to have them in our District. Tom also serves us as a Commissioner. Thanks guys.

Meet your Neighbor . . . Pizza House

"The best pizza in New Haven (and therefore perhaps the world) is at the Pizza House on Edgewood and Howe." "Four Stars." "Oh what pizza!"

These postings from the blogosphere mean that Chapel West's best-kept secret is out. **Pizza House Pizza**, baked in pans with a slightly thicker crust that is crisp, light and chewy all at the same time, with fresh toppings and cut in squares, has been a neighborhood favorite since Nick Papadopoulos began making pizza on the corner of Edgewood and Howe in 1963, when he and his brothers purchased the old Mitchell Dairy from a mysterious Greek known as "Captain." They started with small 10 inch pizzas, packaged to go between two paper plates. After perfecting the recipe they expanded to medium and large sizes but continue to bake small pizzas in those original 10 inch iron pans.

Soon the Pizza House became a neighborhood hangout for Yale students who would pack the place, nursing fountain sodas and snacking on those small pies late into the evening. As the neighborhood went through changes in the late 60's and early 70's the students moved on but the neighborhood folks remained loyal. **Nick and Niki Papadopoulos** stuck it

out as other businesses shuttered—Howe Convenient, Tillies' package store and countless others—working side by side with **Evelyn Schatz** to found the Chapel West Special Services District. Perseverance and hard work have helped bring the neighborhood forward. Now **Nick and Niki's son Peter** runs the shop, making dough every morning and keeping a perfectionist's eye on quality control.

Most gratifying for the family is how the Pizza House reflects the Chapel West community. In a world that so often seems divided, people from all walks of life come together for pizza, toasted grinders, salads, spaghetti and lasagna that round out the menu, and good fellowship. Inside you'll find people who live or work in the neighborhood or who stop while passing through—Howe Street residents, office workers, construction workers, business executives, police men, families, sports teams, and yes, even a few Yalies once again, all feel welcome.



Celebrating Summer

Chapel West is throwing a cookout for everyone on Thursday, July 26, from 5-8 p.m. All owners, tenants, friends of Chapel West, and their friends too, will be there.



The menu will be amazing as will be the location. The party will be held at the **Kasbah Garden Café** at 105 Howe Street which was recently opened by Lahcen Alouah, the owner of the Casablanca boutique on Chapel Street.

We will be grilling outdoors in the beautiful garden which has seating under trees, stars, and umbrellas for 100 people. We have an indoor restaurant as well for preparing the more difficult dishes. Do not be concerned if you do not get a mailed invite--we are not good with lists, the cast is always changing, and we do not know which friends you wish to bring, so just feel invited and show up.

Joel Schiavone has agreed to provide music for our entertainment. We are all looking forward to having a good time as we **Link The Neighborhood.**

Tidbits from Brian and The Prez

Eddie at Dunkin Donuts makes a great Ice Coffee.

Geraldine did a wonderful job with the flower pots in front of C.A. White building on Chapel Street.

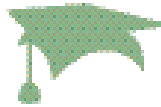
Brian and I had lunch at **Kasbah Garden Café** last week. It was a beautiful day for relaxing outside in the Garden, Good Food. . . Try it. . . A real joy.

Chaps makes the best Bagels in Town. . . I attended the ground breaking ceremonies for **203 Dwight St** (corner of Edgewood). Neighborhood Housing to build a two family structure. Happy to see development in our Neighbors district.

Nate Zeidenberg, former Alderman and 7th Ward Chairman has enthusiastically purchased a Chapel West Cap. He is wearing it proudly in his travels around the City. Lets everyone take his lead and acquire hats for themselves and their employees to show some Chapel West Spirit. **Thanks Nate!**

Comments, suggestions or ideas for the Newsletter to: Vin Romei 787-3000 e-mail: romeiroman@aol.com





Chapel West News 4/07

The Yale Update

Blue fences and orange cones have dotted the streetscape in the Chapel West District for the last few months due to Yale's construction of the **new sculpture building and parking facility on Howe Street** as well as the art history building on York Street. These new buildings will not only serve Yale students, faculty and staff, but also residents throughout New Haven.

Yale's sculpture program will be relocated to the new 51,000 sq. ft. building in the middle of the block bounded by Edgewood Avenue and Park, Chapel, and Howe Streets, and will house both graduate and undergraduate sculpture programs. Sensitive to the foot traffic and other merchants on the street, the sculpture building will incorporate retail space on the ground floor, a new 3,000 sq. ft. working gallery and a new 288 space parking structure that will also serve the visitors to the retail space. Additionally,

Yale Security will locate a satellite office in the base of the new garage. The project is scheduled for completion in June. The building will then serve as a temporary home for the School of Architecture while the Art & Architecture building is being renovated.

The **new Art History building will include the History of Art Department, the Arts Library and the Digital Media Center for the Arts (DMCA).** Construction for the new History of Art building and renovation of the existing A&A building is scheduled for completion in the fall of 2008.

Yale's construction contributes to the economic vitality of the Chapel West District through the PILOT program and to the city of New Haven as a whole. In addition to the construction permit fees that totaled nearly \$4 million for 2006, Yale University supports New Haven's Construction Workforce Initiative, which ensures that substantial numbers of the high-wage construction jobs are held by minorities, women and New Haven resi-



Left to Right standing: Bruce Alexander, Thomas Harry, Ben Cozzi, Nichole Jefferson, Ernest Pagon, and Shawn Moody
Left to Right sitting: Hopeton Wright, George Watson, Todd Sutcliffe, Steve Perez, and Jimmy Cooper

dents. In 2006 alone, **New Haven residents received approximately \$3.3 million in wages from construction jobs on Yale's campus.** Over 30% of the workforce are minorities and over 25% are New Haven residents, which well surpass the goals outlined by the city's initiative.

Additional information on Yale's construction projects can be found online at www.yale.edu/facilities.

Chapel West Partners

Only some property owners and business in the District are aware of the other complementary agencies working to improve our neighborhood.

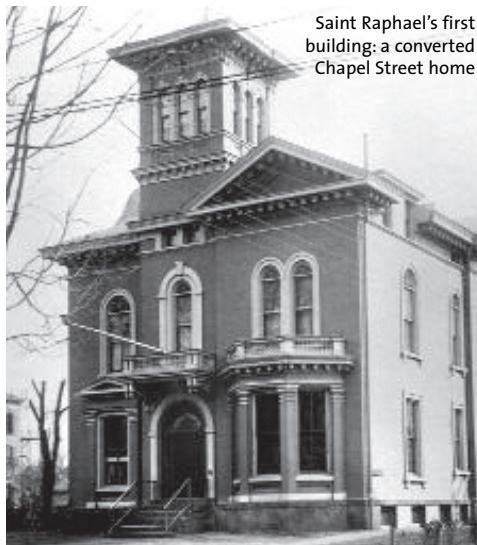
In subsequent issues we will profile these organizations with missions similar to Chapel West. For starters, the West River Neighborhood Revitalization Zone, the West River Neighborhood Association, and the Greater Dwight Development Corporation are all working on various economic or community development plans and projects within the District.

The Chapel West Board participates and supports the activities of these organizations on a regular basis. Chapel West actually has a seat on the Board of Directors of Greater Dwight. Some of these organizations are in fact more advanced in their redevelopment planning than Chapel West and will produce more projects in the very near future.

As Chapel West proceeds with implementing the recommendations of its new master plan, the District intends to schedule a few summit meetings with these groups to ensure that the Redevelopment Plan, which Chapel West will propose to the City, does not have any overlapping or inconsistent actions or recommendations.

It is the intention of Chapel West that all existing plans and directions of the neighborhood be reflected in the new plan. It is believed that a unity of purpose has the potential to increase the future economic activity within the District for the benefit of all.

100 Years of Hope and Healing



Saint Raphael's first building: a converted Chapel Street home

For its entire 100 year history, the Hospital of Saint Raphael has proudly called Chapel Street home.

On January 30, 1907, the New Jersey-based **Sisters of Charity of Saint Elizabeth** agreed to partner with 14 New Haven physicians to open, manage and staff a new hospital. At the time, the city's two existing hospitals didn't always welcome doctors or patients of Irish, Catholic, Jewish and Italian descent.

The new hospital allowed any doctor to care for any patient—regardless of race, religion, culture or financial status. It was named after the archangel Raphael, the Catholic patron saint of healing. In Hebrew, Raphe means "heal," and El means "God." Together, Rapha-el means "God heals."

The physicians bought a home at 1442 Chapel Street (shown above), and

the Sisters mortgaged their Motherhouse for \$100,000—providing funds to convert the residence into a 12-bed hospital and build a new structure on adjoining property. Four Sisters arrived on February 2, 1907, got to work, and were able to admit the first patient on January 10, 1908.

The rest is history. **Today's 511-bed hospital is fourth largest in Connecticut.** It is part of the Saint Raphael Healthcare System, which also includes the 125-bed Sister Anne Virginie Grimes Health Center (at 1354 Chapel Street); Hamden Surgery Center; Saint Raphael Foundation; and VNA Services, Inc. A community teaching hospital affiliated with Yale University School of Medicine, Saint Raphael's is recognized as a clinical leader, particularly in cancer, cardiac, orthopedic, neurological and geriatric care. More adults needing surgery, and more patients over 65 requiring any type of care, choose Saint Raphael's over all other hospitals in this region.

Saint Raphael's is equally proud of its involvement in its neighborhood and the broader community, including membership in the Chapel West Special Services District.



"A strong, vibrant neighborhood is extremely important to us," says David W. Benfer, Saint Raphael's president. "Patients and visitors want to feel safe when they come here, it's critical in recruiting and retaining staff and physicians, and many employees live in this area. We intend to be an integral part of this neighborhood for 100 more years—and beyond."

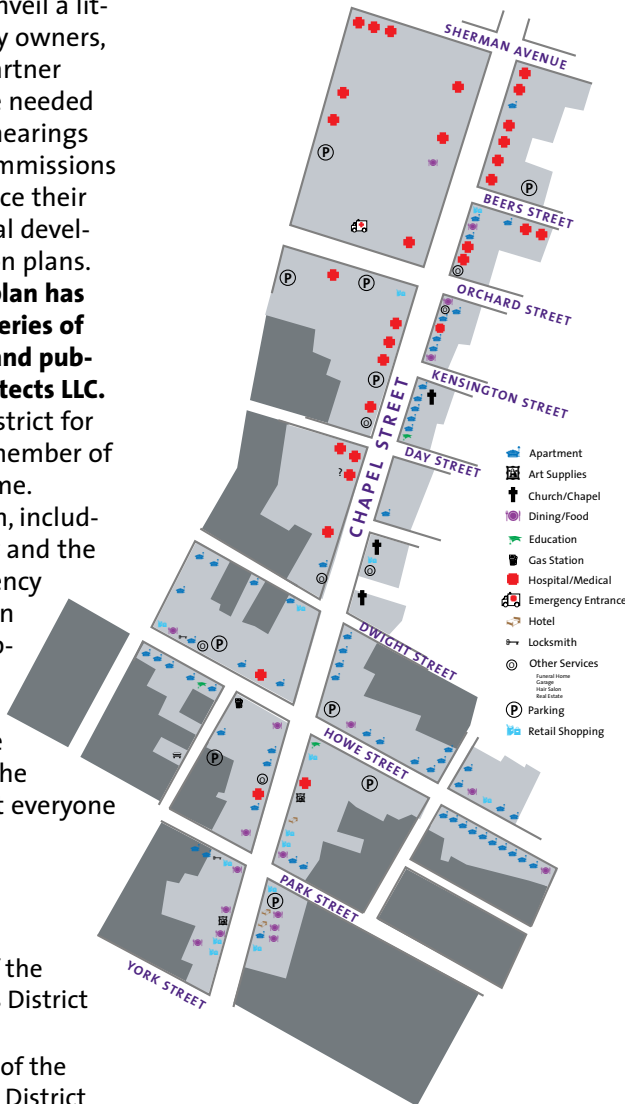
What is the Master Plan?

Chapel West has one! We will unveil a little more in each issue and notify owners, businesses, residents, and our partner organizations when they will be needed to attend public meetings and hearings with the various Boards and Commissions of the City of New Haven to voice their support for the District's physical development and boundary expansion plans.

An award winning master plan has been pulled together during a series of public meetings in the District and published by Dean Sakamoto, Architects LLC. Dean had his business in our District for many years and is an advisory member of the Board of Directors at this time.

The plan recommends much, including the participation by the City and the New Haven Redevelopment Agency in the acquisition and renovation of a number of poorly used properties, as well as an expansion of the territory included in and served by the District. When the plan can be made available on the Chapel West website, we will let everyone know via this newsletter.

-  Existing area of the Special Services District
-  Expansion area of the Special Services District



Meet your Neighbor . . . Raffael DiLauro

Group W. Bench is an eclectic shop full of collectables, clothing, hats, jewelry, pottery, tin toys, incense and beads.

Raffael DiLauro, the owner, has for the past 39 years successfully run his shop at 1171 Chapel Street. Both are



originals and rooted in the 60's. Raffael an artist himself feels, "We need beautiful and sometimes fun objects in our lives to lift our spirits and give us cause to reflect."

Gallery Raffael is the sister store of Group W. Bench and showcases some of his own artwork. **Stop by sometime and you'll love Raffael's choice of music and incense.** But don't ask "where do you get all this stuff?" He's not telling. But he will tell you what's on his mind.

Like when asked about Chapel West, "It's good to see Chapel West moving along with Vin's input but I still think we should go back to calling us *Upper Chapel*. You know which way up is, but which way is west?" He also feels the district needs an art director to keep things looking beautiful.

A New Taste of India



All of New Haven knows that the Chapel/Park section of our District has become the center **for sampling every variety of food** from Thailand and other countries of the far east and middle east.

The Chapel/Howe section has now emerged as the center of varieties of Indian food with the opening of **Ahimsa**, the third Indian restaurant at this location, right on the corner of Chapel and Howe. **This is a vegetarian, natural foods, full service restaurant with a menu as extensive, but quite different, from the other two Indian restaurants here.**

We wouldn't even try to summarize the menu. You must go in and see for yourself.

Colony Inn Update

By now everyone has noticed that the **Colony Inn** has closed. The number of people on the street has diminished and you can always find a meter now. The hotel has been missed in the short term.

The good news is that Hospitality3 New Haven LLC has City approval to add 40 rooms in two new floors and to completely renovate the building into a beautiful state of the art hotel. The District Board has seen the plans of the way the new building will look from the street, and it will be beautiful. Work has started preparing foundations to receive the new floors.

On the same block renovation is underway by William Esposito on his property at Chapel and Park where **Est Est Pizza** is located. Within two years the look of this block will be greatly changed for the better. More projects are planned for this block, and will be announced later.

We Moved!

Our new office has opened at 61 Howe Street. Vin Romei and Brian McGrath are there approximately 4-5 hours per day. Stop in and say HELLO. We are always anxious to hear any ideas you may have to improve and better "Link the Neighborhood" Give us a call at 787-3000 or 787-3300.

